

SHERIFF'S SALE

Wednesday, November 20th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1363 AND CIVIL WRIT NO. 2018CV1363 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel or tract of Land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the southeast intersection of Railroad and Eleventh Streets; THENCE along the southern side of Eleventh Street, North 68 degrees East, 75.95 feet to a point in line of lands now or formerly of Donald E. Nayhard, et ux; THENCE by the same, South 22 degrees East, 125 feet to a point on the northern side of an unnamed alley; THENCE by the same, South 68 degrees West, 70.55 feet to an iron pin on the eastern side of Railroad Street; THENCE by the same, North 24 degrees 30 minutes west, 125.12 feet to the place of BEGINNING. Being Lot No. 16 and the western 24.05 feet of Lot No. 17 in Block F of the revised plan of Waller's Addition to the Town of Bloomsburg.

I.D. #05W-02-177-00
290 West 11st Street
Bloomsburg, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Antoinette Kester and Joel S Vought, by Deed from The Secretary of Veterans Affairs an Officer of the United States of America, Dated 12/07/2006, Recorded 04/1 1/2007, Instrument No. 200703642.

Tax Parcel: 05W-02-177-00
Premises Being: 290 WEST 11 ST STREET, BLOOMSBURG, PA 17815-3602

PROPERTY ADDRESS: 290 WEST 11TH STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05W-02-177-00

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Phelan Hallinan Diamond & Jones, LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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