

# SHERIFF'S SALE

Wednesday, May 27th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV208 AND CIVIL WRIT NO. 2019CV208 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 AND LOT OF GROUND, SITUATE AT THE CORNER OF EAST STREET AND EAST THIRD STREET IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, HOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A CORNER ON EAST STREET; THENCE ALONG THE NORTHERN SIDE OF EAST THIRD STREET, NORTH 68 DEGREES 30 MINUTES EAST, 163 FEET TO A CORNER OF LOT NOW OR FORMERLY OF MARY M. JONES; THENCE BY SAID LOT, NORTH 45 DEGREES 30 MINUTES WEST, 67 FEET 6 INCHES TO A CORNER ON LINE ON NOW OR FORMERLY OF B. B. FREAS;  
THENCE BY LINE NOW OR FORMERLY OF FREAS, SOUTH 44 DEGREES 30 MINUTES WEST , 149 FEET TO A CORNER, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES GRANTED AND CONVEYED BY ESTON W. HILEMAN, WIDOWER, TO ESTON W. HILEMAN, JANET L. CONRAD AND RONALD L. HILEMAN, AS TENANTS IN COMMON BY DEED DATED OCTOBER 30, 1991 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 486 PAGE 661.

BEING KNOWN AS: 315 E 3RD STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05E-03-271-00-000

TITLE TO SAID PREMISIS IS VESTED IN MICHAEL A. SMITH BY DEED FROM ESTON W. HILEMAN, WIDOWER AND JANET L. CONRAD JOINED BY ROBERT H. CONRAD HER HUSBAND AND RONALD L. HILEMAN JOINED BY CLARE S. HILEMAN, HIS WIFE DATED 11/12/1997 RECORDED 11/18/1997 IN BOOK NO. 672 PAGE 0064.

PROPERTY ADDRESS: 315 EAST 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-271-00-000

## 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  
RAS Citron, LLC.  
133 GAITHER DRIVE  
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>