

SHERIFF'S SALE

Wednesday, September 9th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1096 AND CIVIL WRIT NO. 2018CV1096 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:

By virtue of a Writ of Execution issued by Plaintiff U.S. Bank National Association as Legal Title for Truman 2016 SC6 Title Trust To case number 2018-CV-1096

ALL THAT CERTAIN Piece, parcel or tract of land situate in the Township of Madison, County of Columbia and Commonwealth of Pennsylvania, Bounded and described as follows:

BEGINNING at a point in the centerline of State Highway leading from Jerseytown to White Hall and in line of land now or late of O.C. Wallace; thence by the land now or late of said Wallace, South Forty-four (44) degrees Two (02) minutes West, Two-Hundred Fifty (250) feet to a corner in line of other lands now or late of Hall Axe; thence along the land now or late of Axe, North Fifty (50) degrees Fifteen (15) minutes West, Three Hundred (300) feet to a corner in line of land now or late of Edward Williams; thence along land now or late of said Williams, North Forty-four (44) degrees Two (02) minutes East, Two Hundred Fifty (250) feet through a stake along the South side to a Point in the centerline of said State Highway; thence along the centerline of said State Highway, South Fifty (50) degrees Fifteen (15) minutes East, three Hundred (300) feet to a point, being the place of Beginning.

TAX MAP OR PARCEL ID NO.: 21-03-006-02

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 01/14/03, conveying from Richard L. Williams and Nancy J. Williams, Husband and Wife to David D. Blass, Jr., a Single man, Recorded 01/14/03, In Instrument #200300477

Property being known as: 271 White Hall Road, Bloomsburg, PA 17815

Being Columbia County parcel number : 21-03-006-02

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: David D. Blass, Jr.

PROPERTY ADDRESS: 271 WHITE HALL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 21-03-006-02

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
ROMANO & GARUBO & ARGENTIERI
52 Newton Avenue
Woodbury, NJ 08096

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