

# SHERIFF'S SALE

Wednesday, April 28th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV214 AND CIVIL WRIT NO. 2020CV214 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 VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY THIRD STREET, ON THE EAST BY LOT NOW OR FORMERLY KNOWN AS THE BELL RUCKLE LOT, ON THE SOUTH BY AN ALLEY, AND ON THE WEST BY LOT FORMERLY TITLED IN THE NAMES OF GEORGE RITTENBURG AND CHARLES RITTENBURG. IT BEING 82 1/2 FEET, MORE OR LESS, FRONTING ON SAID THIRD STREET AND HAVING A DEPTH OF 173.6 FEET.

BEING THE SAME PROPERTY AS CONVEYED FROM GAIL I. SHULTZ, JOINED BY ROBERT A. SHULTZ, HER HUSBAND, TO GAIL I. SHULTZ AND ROBERT A. SHULTZ, HER HUSBAND, AS DESCRIBED IN DEED BOOK 487, PAGE 438, DATED 11/11/1991, RECORDED 11/12/1991.

AND THE SAID GAIL I. SHULTZ HAVING DIED ON OR ABOUT AUGUST 4, 2018, WHEREBY OPERATION OF LAW TITLE VESTED IN HER HUSBAND, ROBERT A. SHULTZ. THE SAID ROBERT A. SHULTZ DIED ON OR ABOUT JULY 14, 2019, INTESTATE.

PROPERTY ADDRESS: 2488 THIRD STREET, BLOOMSBURG, PA 17815  
UPI/TAX PARCEL NUMBER: 313C215300

PROPERTY ADDRESS: 2488 3RD STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 31 3C 215 3000

## 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  
TUCKER & ARENSBERG P.C.  
1500 One PPG Place  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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