

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV11 AND CIVIL WRIT NO. 2020CV11 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 or parcel of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the Northerly side of Third Street in the Village of Lime Ridge, said pin being south 59 degrees 45 minutes West 158.40 feet from the Northwest intersection of Third Street and Mill Street; Thence running along the Northerly side of Third Street South 59 degrees 45 minutes west 69.30 feet to an Iron pin and lands of Delbert B. and Mae L. Edwards; Thence running along lands of said Edwards and lands of William R. Edwards North 31 degrees 30 minutes West 150.00 feet to an iron pin and lands of the Community Hall Association; Thence running along lands of the Community Hall Association North 59 degrees 45 minutes East 43.80 feet to an iron pin; Thence running along same North 31 degrees 30 minutes West 48.00 feet to an Iron pin on the Southerly side of said 16 1/2 foot alley; Thence running along the Southerly side of said alley North 59 degrees 45 minutes East 25.50 feet to an iron pin and lands of William Millington; Thence running along lands of said Millington South 31 degrees 30 minutes East 198.00 feet to the place of beginning.

Containing 14,938.37 square feet of land in all, according a survey made on May 28, 1964, by T. Bryce James, R.S.

Parcel No.: 12 03C04600

Being the same property conveyed to Kim D'Angelo, a married woman who acquired title by virtue of a deed from Kim D'Angelo f/k/a Kim Ann Kurpell, no marital status shown, dated December 11, 2018, recorded December 19, 2018, at Instrument Number 201809679, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 6435 3rd Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 6435 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12 03C04600

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
MANLEY DEAS KOCHALSKI LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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