

SHERIFF'S SALE

Wednesday, October 26th, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV417 AND CIVIL WRIT NO. 2022CV417 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 parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Mifflinville to Mainville in line of lands now or formerly of Doyle I. Evans and wife, running THENCE by the center line of said road, South 65 degrees West, 125 feet to a point in the center line of said road, THENCE by other lands now or formerly of Ambrose D. Slusser and wife, South 23 1/2 degrees East, 10 feet to a point; THENCE by same North 65 degrees East, 125 feet to a point in line of lands now or formerly of said Evans; THENCE by said Evans line, North 23 1/2 degrees (West), 100 feet to the point in the center line of said public road, the place of BEGINNING.

BEING THE SAME PREMISES which Denise A. Morris, single, formerly known as, Denise A. Hampton, single, by Deed date November 27, 2006, granted and conveyed unto Denise A. Morris, single, Mortgager herein. ALSO BEING THE SAME PREMISES which Juliet A. Brobst Trust (Lee R. Brobst, Juliet A. Brobst, and J. Daniel Brobst, Trustees), by Deed dated May 5, 2000 and recorded May 11, 2000 in Columbia County to Instrument No. 2000004288, granted and conveyed unto Denise A. Hampton. Denise A. Hampton has since retaken her maiden name is now known as Denise A. Morris.

FOR INFORMATION PURPOSES ONLY BEING KNOWN AS 298 Main Mifflin Road, Bloomsburg, PA, 17815
TAX PARCEL NUMBER: 22 09 012 02

PROPERTY ADDRESS: 298 MAIN MIFFLIN ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 22-09-012-02

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.