

SHERIFF'S SALE

Wednesday, January 24th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV595 AND CIVIL WRIT NO. 2023CV595 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 lot of ground situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the southwest corner of Lot #3, in the Bloomsburg Floral Company's Addition to the Town of Bloomsburg, said point being on the northern right-of-way line of Pennsylvania Route #487, in line of land now or formerly of William S. Beckley and Iva Mae Beckley, his wife; THENCE in a westerly direction along the northern right-of-way lines of said Pennsylvania Route #487, 75 feet more or less to a point in line of lands now or formerly of Marvin M. Hughes and Sonia M. Hughes, his wife; THENCE along now or formerly said Hughes land, North 39 degrees West, 125 feet more or less to an iron pipe; THENCE by the same, North 51 degrees East 75 feet to an iron pipe in line of Lot#3, lands now or formerly of the said William S. Beckley, et ux; THENCE by lands now or formerly of said Beckley, South 39 degrees East, 125 feet more or less to a point on the northern right-of-way line of said Pennsylvania Route #487, the place of BEGINNING.

PARCEL: 05E 10 027000000

PROPERTY ADDRESS: 827 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815

BENG KNOWN AS: 827 LIGHTSTREET ROAD BLOOMSBURG, PA 17815

PROPERTY ID: 05E10 027000000

TITLE TO SAID PREMISES IS VESTED CHERISE L. ALLEN, A MARRIED WOMAN BY DEED FROM DAVID G. KRAMER, WIDOWER AND JARRYD R. BAUDER JOINED BY HIS WIFE NICOLE BAUDER DATED 01/20/2016 RECORDED 01/29/2016 INSTRUMENT NO. 201600696.

PROPERTY ADDRESS: 827 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05 E 10 027000 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/>