

SHERIFF'S SALE

Wednesday, April 3rd, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV597 AND CIVIL WRIT NO. 2023CV597 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 and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Northern side of John Penn Circle in line of Lot No. 9; Thence by the Eastern line of Lot No. 9, North 55 degrees East, 126 feet to a point, being the Southern line of Lot No. 8; Thence by the same, South 43 degrees 10 minutes East, 180 feet to a point being the Western side of Lot No. 11; Thence by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the Northern side of John Penn's Circle; Thence by the same, North 35 degrees West, 203.31 feet to the place of Beginning.

Being known and designated as Lot No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. Upon which is erected a one-story frame and brick dwelling.

Subject to a 6 foot utility easement extending along the Western and Northern boundary lines of the above described premises.

BEING KNOWN AS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 31-04F-060-00

BEING THE SAME PREMISES WHICH DANIEL R. ROESCH BY DEED DATED 4/14/2021 AND RECORDED 4/21/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202103817, GRANTED AND CONVEYED UNTO MAURICE EDWARDS, SR. AND CLOMY EDWARDS.

PROPERTY ADDRESS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31-04F-060-00

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
Michael T. McKeever, Esq.
701 Market Street, Suite 5000
Philadelphia, PA 19106-1532

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