

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV352 AND CIVIL WRIT NO. 2023CV352 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 lot of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follow, to-wit:

BEGINNING at a point in the northern side of the proposed extension of Ninth Street and 380 feet West from an iron pin at the intersection of a proposed alley and said Ninth Street, according to a survey made by W.H. Eyer for said John P. Gilbert on the 26th day of September, A.D., 1914, THENCE along the northern side of Ninth Street, Westwardly 50 feet to a point, the corner of Lots No. 9 and 10; THENCE along line between Lots no. 9 and 10, Northwardly 132.23 feet to a point in land now or formerly of the heirs of William Sloan; THENCE along said Sloan lands Eastwardly 50 feet to a point 5 feet East of the corner between Lots No. 8 and 9; THENCE Southwardly on a line 5 feet East of the line between Lots No. 8 and 9, and parallel thereto, 131.27 feet, more or less, to a point in the northern side of said Ninth Street, the place of BEGINNING.

BEING the same premises which David J. Wintersteen and Eliza A. Wintersteen by Deed dated April 14, 2021, and recorded with the Register and Recorder of Columbia County on April 29, 2021, to Instrument No. 202104102, granted and conveyed unto David John Wintersteen.

PROPERTY ADDRESS: 225 W. 9th Street, Bloomsburg, Pennsylvania
TAX PARCEL NUMBER: 05W02 10900

PROPERTY ADDRESS: 225 W. 9TH STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05 W02 10900

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 defaulting 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
HILL, TUROWSKI & JAMES, & LEHMAN LLP
38 West Third
Bloomsburg, PA 17815

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