

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV546 AND CIVIL WRIT NO. 2023CV546 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 Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

LOTS NO. 56 & 57: Beginning at a point on the northeasterly building line of Morgan Street, said point being S. 36 degrees 34 minutes E. — 230.0 feet from the northerly building line of a 30 foot wide street; THENCE ALONG Lot No. 55 as shown on the map of Bloomsburg Water Company N. 53 degrees 26 minutes E. 135 feet to a point in the southwesterly building line of Iron Street; THENCE along the southwesterly building line of Iron Street S. 36 degrees 34 minutes E. 100.0 feet to a point; THENCE along Lot No. 58 S. 53 degrees 26 minutes W. -- 135.00 feet to a point in the northeasterly building line of Morgan Street; THENCE along the northeasterly building line of Morgan Street, N. 36 degrees 34 minutes West — 100.00 feet to the place of beginning.

BEING the same premises Dorothy H. Kressler, granted and conveyed unto Jimmy L. Carl and Sarah M. Carl, his wife, in the deed dated March 19, 1992 and recorded in the Columbia County Recorder of Deeds on March 27, 1992 in Book 497, page 0280.

AND THE SAID Saral M. Carl having departed this life on or about June 22, 2011 whereby operation of law title vested in surviving tenant, Jimmy L. Carl. Jimmy L. Carl departed this life on or about September 1, 2020.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE AND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR SUCH LAND THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, E->QECTED OR RESERVED BY THIS INSTRUMENT.

BEING known as 215 Millville Rd, Bloomsburg, PA 17815
PARCEL: 05E06 02000000

PROPERTY ADDRESS: 215 MILLVILLE ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E0602000000

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
HILL WALLACK LLP
777 Township Line Road
Yardley, PA 19067

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