

# SHERIFF'S SALE

Wednesday, July 31st, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV330 AND CIVIL WRIT NO. 2024CV330 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 OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF FURNACE ROAD (NOW NINTH STREET) AND THE EXTENSION OF CATHERIN STREET;THENCE SOUTHWARDLY ALONG THE EAST SIDE OF CATHERINE STREET AFORESAID ONE HUNDRED TWENTYFOUR FEET AND FOUR -TENTHS TO AN ALLEY;THENCE EASTWARDLY ALONG THE NORTH SIDE OF SAID ALLEY FIFTY-ONE FEET AND FIVE TENTHS TO A CORNER;THENCE NORTHWARDLY AND PARALLEL WITH CATHERINE STREET AFORESAID ONE HUNDRED AND TWENTY FOUR FEET AND FOUR - TENTHS TO THE SOUTH SIDE OF FURNACE ROAD (NOW NINTH STREET); THENCE WESTWARDLY ALONG THE SOUTH SIDE OF NINTH STREET, FIFTY-ONE AND FIVE - TENTHS FEET TO THE CORNER OF CATHERINE STREET, THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

BEING THE SAME PREMISES which Thomas M. Moore, now known as Thomas M. Hughes and Renee Hughes, his Wife, by Deed dated 6/10/2021 and recorded in the Office of the Recorder of Deeds of Columbia County on 6/25/2021 in Instrument No. 202106334, granted and conveyed unto Seth McCloughan, BEING known as 201 East 9th Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling  
PARCEL # 05E-02-1 1600

PROPERTY ADDRESS: 201 EAST 9TH STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 05E-02-11600

## 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  
Powers, Kirm & Associates, LLC  
Eight Neshaminy Interplex  
Trevose, PA 19053

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