

SHERIFF'S SALE

Wednesday, June 12th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV727 AND CIVIL WRIT NO. 2023CV727 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 tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at Cherry Street, east side by an alley, upon the west by said Cherry Street, and upon the south by Lot No. 5, being 80 feet in front said Cherry Street and about 120 feet, more or less in depth to the said alley upon the rear; being known and designated as Lots Nos. 6 and 7 according to the draft made by James C. Brown, May 28, 1920.

BEING the same premises Maurice J. McDonald and Cheryl A. McDonald, husband and wife, granted and conveyed unto Ryan K. Sitler and Susan M. Sitler, husband and wife in the deed dated December 6, 1993 and recorded in the Columbia County Recorder of Deeds on December 16, 1993 as Book 555, Page 1042. Ryan K. Sitler departed this life on or about May 24, 2013.

BEING known as 759 Chery Street, Bloomsburg, PA 17815
PARCEL: 05E12 18800000

PROPERTY ADDRESS: 759 CHERRY STREET, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 05E-12-188

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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