

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1182 AND CIVIL WRIT NO. 2023CV1182 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, IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT CORNER OF LOT NOW OR FORMERLY OWNED BY WILLIAM PRITCHARD ON THE NORTH SIDE OF FIRST STREET; THENCE ALONG SAID FIRST STREET, NORTH 50 DEGREES AND 52 MINUTES EAST, 41.15 FEET TO CORNER OF LOT NOW OR LATE OF J. R. FOWLER; THENCE ALONG THE WESTERN SIDE OF SAID LOT, NORTH 25 DEGREES AND 10 MINUTES WEST, 169.5 FEET TO CORNER OF LOT NOW OR LATELY OF MICHAEL CASEY; THENCE BY SAID LOT, SOUTH 50 DEGREES AND 52 MINUTES WEST, 41.15 FEET TO CORNER OF LOT NOW OR LATE OF WILLIAM PRITCHARD AFORESAID; THENCE ALONG SAID LOT, SOUTH 25 DEGREES AND 10 MINUTES EAST, 169.5 FEET TO CORNER ON FIRST STREET AFORESAID, THE PLACE OF BEGINNING.

WHEREON IS ERECTED A TWO STORY FRAME DWELLING HOUSE BEING KNOWN AS: 267 EAST FIRST STREET, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 05E05 20300

BEING THE SAME PREMISES WHICH MATTHEW L. SPRINGER AND JOY D. SPRINGER BY DEED DATED 7/8/2014 AND RECORDED 7/11/2014 THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #201405155, GRANTED AND CONVEYED UNTO MICHAEL HORAN AND STEPHANIE HORAN.

PROPERTY ADDRESS: 267 EAST FIRST STREET, BLOOMSBURG, PA 267 EAST FIRST STREET UPI / TAX PARCEL NUMBER: 05 E 05 20300

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
KML Law Group, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
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