

# SHERIFF'S SALE

Wednesday, August 28th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV292 AND CIVIL WRIT NO. 2024CV292 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 LOT, PIECE OR PARCEL OF LAND SITUATE TOWNSHIP OF HEMLOCK OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, CORNER OF LANDS NOW OR FORMERLY OF GLENN S. SEELEY AND THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF THOMAS X. MURPHY AND GERALDINE MURPHY, HIS WIFE; THENCE ALONG SAID SEELEY LANDS, SOUTH SEVENTY-NINE DEGREES FIVE MINUTES EAST, THREE HUNDRED FOUR AND SIXTY-FOUR HUNDREDTHS FEET (S.79DEGREES 5 MINUTES E.304.64 SECONDS) TO AN IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF WILBUR Z. BERNINGER AND NELLIE M. BERNINGER, HIS WIFE; THENCE ALONG SAID BERNINGER LANDS. SOUTH TEN DEGREES TWENTY-FIVE MINUTES WEST TWO HUNDRED FIFTY-SEVEN FEET (S. 10 DEGREES 25 MINUTES W. 257 SECONDS) TO A POINT IN THE CENTER LINE OF TOWNSHIP ROAD NUMBER 347; THENCE ALONG THE CENTER LINE OF SAID TOWNSHIP ROAD NUMBER 347, NORTH EIGHTY-EIGHT DEGREES FORTY MINUTES WEST THREE HUNDRED SEVEN AND SEVENTY-FIVE HUNDREDTHS FEET (N. 8 DEGREES 40 MINUTES W. 307.75) TO A POINT IN LINE OF LAND NOW OR FORMERLY OF THE SAID THOMAS X. MURPHY E UX; THENCE ALONG SAID MURPHY LANDS. NORTH TEN DEGREES TWENTY-FIVE MINUTES EAST THREE HUNDRED TEN FEET (N. 10 DEGREES 25 MINUTES E. 310 SECONDS) TO AN IRON PIN IN LINE OF LAND NOW OR FORMERLY OF THE SAID GLENN S. SEELEY, THE PLACE OF BEGINNING.

CONTAINING 2 ACRES. THIS DESCRIPTION MADE IN ACCORDANCE WITH A SURVEY AND DRAFT BY LAWRENCE O. LABO, JUNE 28, 1973.

Commonly known as 74 Service Lane, Bloomsburg, PA 17815  
Being Parcel No. 18-07-003-05

BEING THE SAME PREMISES WHICH DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-E, UNDER POOLING AND SERVICING AGREEMENT DATED DEC. 1, 2006, BY ONEWEST BANK, FSB AS SUCCESSOR TO INDYMAC BANK, F.S.B., AS ITS ATTORNEY IN FACT, BY DEED DATED 10/13/2010, AND RECORDED 11/12/2010, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA AS DEED INSTRUMENT NO. 201010317 GRANTED AND CONVEYED UNTO NATHANIEL GARY SHINGLER AND KATHLEEN SARAH ANN SHINGLER, IN FEE.

PROPERTY ADDRESS: 74 SERVICE LANE, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 18-07-003-05

## 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  
WELTMAN, WEINBERG & REIS  
436 Seventh Ave.  
Pittsburgh, PA 15219

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