

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV303 AND CIVIL WRIT NO. 2024CV303 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 parcel of land situated on the South side of East Fifth Street in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a stone corner on the division line of the properties now or formerly of Lloyd E. Smith and William A. Wolf; and running thence along said division line along a concrete curb, South 27-1/4 degrees East, about 60 feet to an iron post corner; thence North 62 degrees East, 5 feet to an iron post corner; thence along the first described division line, South 33 degrees East, about 90 feet to the North line of Sterner's Avenue; thence along said Avenue, North 59 degrees East, 50 feet, more or less, to a corner, being a point 71-1/2 feet West of the Northwest corner of the intersection of Strawberry and Sterner Avenues, to Lot of George B. Smith, et al; thence along said Lot of George B. Smith, et al, Northwardly on line parallel with Strawberry Avenue, 44 feet to a corner; thence along said Lot Eastwardly on a line parallel with Sterner's Avenue, 41/2 feet to the Southwest corner of Lot of Mertie E. Crawford; thence along the line of said Lot of Mertie E. Crawford, Northwardly 106 feet, more or less, to a stone monument on the Southern line of said Fifth Street as now laid out and opened; and thence along the said Street, Westwardly 42 feet, more or less, to the stone corner and place of beginning. Whereon are erected a large frame dwelling, garage and other outbuildings.

No partition fence to be erected on the West of the main house.

BEING the same premises John L. Ryan and Leanne M. Ryan, husband and wife, granted and conveyed unto Jonathan S. Jones, in the deed dated August 11, 2003 and recorded in the Columbia County Recorder of Deeds on August 12, 2003 in Instrument No. 200310190.

BEING known as 240 East Fifth Street, Bloomsburg, PA 17815
PARCEL: 05E-03-152-00-000

PROPERTY ADDRESS: 240 EAST 5TH STREET, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 05E-03-152-00-000

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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