

SHERIFF'S SALE

Wednesday, October 30th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV924 AND CIVIL WRIT NO. 2023CV924 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 Scott Township Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the western side of Knight's Drive, said point being 198 feet North of the Northwest corner of the intersection of Knight's Drive and Nottingham Road; Thence South 66 degrees 50 minutes West, along the division line of Lots 28 and 35, a distance of 125 feet; Thence North 23 degrees 10 minutes West, a distance of 90 feet to a point; Thence North 66 degrees 50 minutes East, a distance of 125 feet to a point on the Western side of Knight's Drive; Thence along the western side of Knight's Drive, South 23 degrees 10 minutes East, a distance of 90 feet to a point, the place of beginning.

Being known and designated as Lot No. 35 in the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953, and as further revised February 14, 1956.

Parcel#3103B06000

Being the same property conveyed to Michael P. Bogush and Betty J. Bogush, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Theodore L. Oman, joined by Gretchen A. Oman, his wife and Elsa M. Oman, dated April 30, 2008, recorded May 1, 2008, at Instrument Number 200804030, Office of the Recorder of Deeds, Columbia County, Pennsylvania. Property known as 125 Knights Drive, Bloomsburg, PA 17815

PROPERTY ADDRESS: 125 KNIGHTS DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31 03B 06 000

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
MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028
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Sheriff of Columbia County
Timothy T. Chamberlain
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