

# SHERIFF'S SALE

Wednesday, January 29th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV784 AND CIVIL WRIT NO. 2024CV784 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 of ground situate in the Village of Mifflinville, Township of Mifflin, County of Columbia, and State of Pennsylvania, marked on General plan of said Village by No. 124, bounded and described as follows:

CONTAINING in front on 2nd and 3rd Streets four perches; in depth by Lots Nos. 123 and 125, fourteen perches.

BEING the same premises Joshua R. Matyas, granted and conveyed unto Jeremy W. Hort and Lydia Hort, in the deed dated September 20, 2021 and recorded in the Columbia County Recorder of Deeds on September 23, 2021 in Instrument No. 202109603.

BEING known as 325 E. 3rd Street, Mifflinville, PA 18631

PARCEL: 2305B02800000

PROPERTY ADDRESS: 325 E. 3RD STREET, MIFFLINVILLE, PA 18631

## 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 defaulting 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  
Yardley, PA 19067

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