

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2021CV490 AND CIVIL WRIT NO. 2021CV490 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 property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815 Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000

PROPERTY ADDRESS: 31 EASY STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 1B106500000 & 31 1B106600000

## 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  
STEPHEN M. HLADIK, ESQ.  
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North Wales, PA 19545

Sheriff of Columbia County  
Timothy T. Chamberlain  
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