

# SHERIFF'S SALE

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Wednesday, November 19th, 2014 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1673 AND CIVIL WRIT NO. 2013CV1673 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:

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ALL THAT CERTAIN piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING on the corner of Centre Street and an alley; THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss; THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley; THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley; THENCE along said alley Westwardly 188 feet to the place of BEGINNING.

Containing one thousand eight hundred and two square feet of land, be the same more or less.

EXCEPING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656.

There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house.

THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.

Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

PROPERTY ADDRESS: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-061-00,000

## 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.