

# SHERIFF'S SALE

Wednesday, July 15th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV817 AND CIVIL WRIT NO. 2013CV817 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, parcel or tract of land, situate and lying in the Hemlock Township, County of Columbia and State of Pennsylvania being more particularly described as follows:

BEGINNING at the northeast corner of Walnut (written as 'Waln' on previous deed in the chain of title) and Bloom Streets; thence By Walnut Street, North 62 degrees East 77 minutes more or less to lot owned by the late James Warr; thence; By the same, North 28 degrees West 125 feet more or less to a public road; thence; By the same in a Southwesterly direction 117 feet more or less to the corner of Bloom Street by the same, South 28 degrees East 22 feet to the point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Adam W. Ulrich and Cheree L. Ulrich, his wife, by Deed from Ronald L. Whispell, unmarried, dated 10/31/2001, recorded 11/06/2001 in Instrument Number 200111137.

Tax Parcel: 18-01A-093

Premises Being: 99 Walnut Street Bloomsburg, PA 17815-8240

PROPERTY ADDRESS: 99 WALNUT STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-093

## 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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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