

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV416 AND CIVIL WRIT NO. 2014CV416 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, parcel and tract of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the North side of Third Street in the Village of Espy, which point is 250 feet West of a public alley, now unopened, but shown on the draft or plot of the Village of Espy; thence in a northerly direction by other lands now or formerly of Tennis G. Seiple, 180 feet to other lands now or formerly of the said Seiple; thence in an easterly direction, 50 feet to the western line of Lot No. 2, 180 feet to the North side of Third Street; thence by the North side of Third Street in a westerly direction, 50 feet to a point, the place of beginning.

BEING Lot No. 1 of the plan of lots of the Village of Espy, as laid out by Tennis G. Seiple and surveyed by John T. Church, R.S.

TITLE TO SAID PREMISES IS VESTED IN Lane Dunbar, single, by Deed from Ruby M. Dill, widow, dated 05/09/1988, recorded 05/10/1988 in Book 408, Page 347.

LANE DUNBAR died on 04/08/2011, and upon information and belief, her heirs or devisees, and personal representative, are unknown

Tax Parcel: 31-3C2-171-00.000

Premises Being: 2427 3rd Street Bloomsburg, PA 17815-3118

PROPERTY ADDRESS: 2427 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-171

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
PHELAN & HALLINAN LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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