

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV125 AND CIVIL WRIT NO. 2013CV125 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 LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF SCOTT IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BEING LOT NO. TWO (2) IN THE TOWN PLOT OF LIGHTSTREET IN THE SAID TOWNSHIP, COUNTY AND STATE AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM BLOOMSBURG TO ORANGEVILLE AND RUNNING THENCE BY LOT NO 1 IN SAID TOWN PLOT SOUTH EIGHTY-TWO DEGREES EAST, ONE HUNDRED SIXTY-FIVE FEET TO A RED SHELL STONE; THENCE NORTH EIGHTY DEGREES EAST, SIXTY FEET TO A RED SHELL STONE, THE CORNER OF AN ALLEY; THENCE BY SAID ALLEY NORTH EIGHTY-TWO DEGREES WEST, ONE HUNDRED AND SIXTY-FIVE FEET TO A STAKE ON THE BLOOMSBURG ROAD AFORESAID; AND THENCE ALONG SAID ROAD SOUTH EIGHTY DEGREES WEST, SIXTY-FIVE FEET TO A GRANITE CORNER OF LOT NO. 1 THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PA 17815
TAX I.D.# 31-1B2-047

BEING KNOWN AS: 1521 MAIN STREET, BLOOMSBURG, PENNSYLVANIA 17815
TAX I.D.#: 31-1B2-047-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Linda J. Nichols n/k/a Linda J. Hashagen, by deed dated December 17, 2007 and recorded March 4, 2008 in Instrument Number 200801962, granted and conveyed unto Linda J. Hashagen.

PROPERTY ADDRESS: 1521 MAIN STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-1B2-047-00,000

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.

Plaintiff's Attorney
MCCABE, WEISBERG & CONWAY PC
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

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