

# SHERIFF'S SALE

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Wednesday, February 11th, 2015 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1302 AND CIVIL WRIT NO. 2014CV1302 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 frame messuage and piece or parcel of land situate in the town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows, towit: Situate in the eastern part of said town of Bloomsburg, and marked in the general plan of said town as Lot No. 108:

BEGINNING at a post corner of Lot No. 109 on the north side of Eighth Street, and running thence along said street, North 73 Degrees East, 60 Feet, more or less, to Lot No. 106; thence along said lot, North 30-1/4 Degrees West, 117 Feet, more or less, to Ridge Alley; thence along said alley, South 73 Degrees West, 60 feet, more or less, to Lot No. 109, and thence along said lot, South 30-1/2 Degrees East, 117 Feet, more or less, to the place of beginning. Upon which is erected a frame dwelling house.

BEING the same premises which Margie E. Gray and Ollie Gray, husband and wife, by their deed dated November 13, 1976 and recorded in the office of the Recorder of Deeds of Columbia County on November 15, 1996 in Deed Book 642 at Page 30, granted and conveyed unto Margie E. Gray and Ollie Gray, husband and wife, as tenants by the entireties.

Excepting and reserving from the above described premises a tract of land containing 1321.4 square feet of land as conveyed by Margie Home, single, to P. Zender Bogart and wife by deed dated September 16, 1961 and recorded in Columbia County Deed Book 209 at Page 253.

Subject to restrictions, reservations, easement, covenants, oil, gas or mineral rights of record, if any.

PROPERTY ADDRESS: 271 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-192-00,000

## 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.