

SHERIFF'S SALE

Wednesday, September 9th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV308 AND CIVIL WRIT NO. 2015CV308 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 or lot of land, situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a post corner on the west side of Leonard Street; thence running along the said Leonard Street northwardly, 51 feet, more or less, to Pine Alley; thence westerly along the southern line of said alley, 138 feet, more or less, to a private alley; thence southwardly along the said private alley, 51 feet, more or less, to a property now or late of Julia Sullivan, et al.; thence eastwardly along the same, 138 feet, more or less, to Leonard Street, the place beginning.

Whereon is erected two dwelling houses.

Excepting And Reserving therefrom the following described premises conveyed by Arthur Cronin and Ida Cronin, his wife, to Raymond L. Thomas and Dorothy K. Thomas, his wife, by deed dated April 30, 1960 and recorded at the Columbia County Recorder's Office in Deed Book No. 200, at page 495:

Beginning at an iron pin corner on the west side of Leonard Street; thence running along said Leonard Street, 251/2 feet, more or less, to Pine Alley; thence westerly along the southern line of said alley, 138 feet, more or less, to a private alley; thence southwardly along the said private alley, 25/12 feet, more or less, to an iron pin corner in line of other lands now or late of Arthur Cronin; thence eastwardly along the same, 138 feet, more or less, to the iron pin corner on Leonard Street, the place of beginning.

Whereon is erected a frame dwelling house.

Title to said Premises vested in Linda M. Miller and Wade Miller, mother and son, as joint tenants with the right of survivorship by Deed from Linda M Miller, unmarried dated 08/08/2006 and recorded 08/15/2006 in the Columbia County Recorder of Deeds in Instrument No. 200608367.

Being known as 242 Leonard Street, Bloomsburg, PA 17815

Tax Parcel Number: 05W-07-100

PROPERTY ADDRESS: 242 LEONARD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-07-100

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.