

# SHERIFF'S SALE

Wednesday, October 14th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV492 AND CIVIL WRIT NO. 2015CV492 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, piece or plot of land situate in Michael Casey's Addition to the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

On the South by land of G. Theron Watts and Leatha M. Watts, his wife; on the West by an alley of Pursel Addition; on the North by land formerly of Mont Penman, now Randall R. Greenly and Roseanna Greenly, his wife; and on the East by Fair Street; and being Lot Number Five in Block Two on the upper side of Fair Street, and being forty feet in width and one hundred twenty feet in length or depth to said Pursel Addition, more or less.

On which is erected a two and one-half story frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Dennis M. Blass, by Deed from Dennis M. Blass and Christie M. Blass, formerly Christie M. Faux, dated 12/01/1997, recorded 12/08/1997 in Book 673, Page 602.

Tax Parcel: 05E-05-241-00,000

Premises Being: 215 Fair Street, Bloomsburg, PA 17815-1413

PROPERTY ADDRESS: 215 FAIR STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-05-241-00,000

## 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  
Phelan Hallinan Diamond & Jones, LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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