

# SHERIFF'S SALE

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Wednesday, December 16th, 2015 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV296 AND CIVIL WRIT NO. 2013CV296 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 parcel, piece or plot of land situate, lying and being in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, more fully described and bounded as follows:

BEGINNING at an iron pin on the eastern edge of the right-of-way of Prince George Street, said iron pin being the northwest corner of lands herein described and the southwest corner of Lot No. 33; thence along Lot No. 33, North fifty-five degrees zero minutes nine seconds East (N. 55 Degrees 00 Minutes 09 Seconds E.) one hundred fifty (150.0) feet to a set iron pin; thence by lands of Windsor Heights Country Club, South thirty-four degrees fifty-nine minutes fifty-one seconds East (S. 34 Degrees 59 Minutes 51 Seconds E.) one hundred (100.0) feet to a set iron pin; thence by Lot No. 35, South thirty-five degrees zero minutes nine seconds West (S. 35 Degrees 00 Minutes 09 Seconds W.) one hundred fifty (150.0) feet to a set iron pin; thence by the eastern edge of the right-of-way of Prince George Street, North thirty-four degrees fifty-nine minutes fifty-one seconds West (N. 34 Degrees 59 Minutes 51 Seconds E.) one hundred (100.0) feet to a set iron pin, the place of beginning. Containing Fifteen Thousand (15,000) Square Feet of land, whereon is erected a dwelling. Being designated as Columbia County Parcel ID 18 02C03700000.

BEING Lot No. 34, as designed on the revised plan for Windsor Heights prepared by David Miller and Associates, Inc., as shown on subdivision map recorded on January 11, 2000, and recorded in Map Book 7 at Page 1787 A-F.

TAX PARCEL # 18-02C-037

BEING KNOWN AS: 45 Prince George Street, Bloomsburg, PA, 17815

PROPERTY ADDRESS: 45 PRINCE GEORGE STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02C-037

Seized

## **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.