

SHERIFF'S SALE

Wednesday, January 27th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV294 AND CIVIL WRIT NO. 2015CV294 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 and lot of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on the eastern side of East Street in line of land of Hurley Miller; thence by the same, north 40 degrees 45 minutes east, 198 feet to a corner of the western line of Chestnut Avenue; thence by the same, south 49 degrees 20 minutes east, 28.96 feet to a corner in line of land late of Caroline Brown; thence by the same, south 40 degrees 45 minutes west, through the center wall of a double dwelling house, 198 feet to a corner on the eastern side of East Street; thence by the same, north 49 degrees 20 minutes west, 28.96 feet to a corner in line of land of Hurley Miller, the place of beginning.

Title to said Premises vested in George Y. Brennan by Deed from George Y. Brennan, Executor of the Estate of Hazel L. Rhoades, deceased dated 02/06/1997 and recorded 02/06/1997 in the Columbia County Recorder of Deeds in Book 647, Page 850.

Being known as 365 East Street, Bloomsburg, PA 17815
Tax Parcel Number: 05E-03-283.

PROPERTY ADDRESS: 365 EAST STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E-03-283
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.

Plaintiff's Attorney
MILSTEAD & ASSOCIATES LLC
1 East Stow Road
Marlton, NJ 08053

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