

SHERIFF'S SALE

Wednesday, May 4th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV264 AND CIVIL WRIT NO. 2015CV264 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 THOSE CERTAIN pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PACERL NO. 1 BEGINNING at a point in the northward line of Eighth Street 154 feet eastwardly from the eastward line of Market Street and running thence in a northward direction by a line parallel with the eastward line of Market Street 140 feet; thence in an eastward direction by a line parallel with the northward line of Eighth Street 40 feet, thence in a southward direction by a line parallel with the eastward line of Market Street 140 feet to the northward line of Eighth Street, thence in a westward direction along the northern line of Eighth Street 40 feet to the place of beginning.

WHEREON is erected a dwelling house.

PARCEL NO. 2 BEGINNING at a point in the northward side of Eighth Street 194 feet eastwardly from the northeastward corner of Market and Eight Streets; thence northwardly along lot now or formerly of John W. Harman (being Lot No. 1 above described) 140 feet to a private alley; thence eastwardly by a line parallel with the northern side of Eighth Street 4 feet; thence southwardly by a line parallel with said Herman lot, 140 feet to the northern side of Eighth Street; and thence westwardly along the northern Side of Eighth Street 4 feet to the place of beginning.

Property known as: 35 West 8th Street, Bloomsburg, PA 17815
TAX ID #05W-03-196

PROPERTY ADDRESS: 35 WEST 8TH STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05W-03-196

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.