

# SHERIFF'S SALE

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Wednesday, June 8th, 2016 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1580 AND CIVIL WRIT NO. 2015CV1580 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 those two certain pieces, parcels and tracts of land situate in the Town of Bloomsburg, in the County of Columbia and in the State of Pennsylvania, bounded and described more particularly as follows:

Parcel No. 1:

Beginning at a point on the south side of Ninth Street, being on the division line between Lots Nos. 10 and 11; and running thence eastwardly along Ninth Street, thirty (30) feet to corner of Lot No. 12, formerly owned by C.M. Creveling; thence southwardly along line of said lot, one hundred twenty-five (125) feet to a 16 foot alley; thence westwardly along the said alley, thirty (30) feet to corner of Lot No. 10 aforesaid; thence northwardly along the line of said lot, one hundred twenty-five (125) feet to the place of beginning.

Being known and designated as Lot No. 11 in the Addition of the Town of Bloomsburg, Pennsylvania, by Hess, Peacock, Creveling, et al, laid out and surveyed by Samuel Neyhard, March 4, 1894, as recorded in Deed Book 53, Page 416, etc. on which is erected a 1 1/2 story frame dwelling house.

Parcel No. 2:

Beginning at a point on the south side of Ninth Street at corner of lot formerly owned by C.W. Neal Trustee, known as Lot No. 9 in the plot of Hess, et al, and running thence eastwardly along said Street, thirty (30) feet to Lot No. 11, formerly owned by Herman W. Cox; thence southwardly along Lot No. 11, one hundred twenty-five (125) feet to a 16 foot alley; thence westwardly along said alley, thirty (30) feet to the corner of Lot No. 9 aforesaid; thence northwardly along Lot No. 9, one hundred twenty-five (125) feet to the place of beginning.

Title to said Premises vested in Lloyd P. Fry, Jr. and Jessica L. Fry, husband and wife, as tenants by the entireties by Deed from Shawn D. Joline, joined by his spouse, Michelle A. Joline dated May 25, 2010 and recorded on June 2, 2010 in the Columbia County Recorder of Deeds as Instrument No. 201004521.

Being known as 240 East 9th Street, Bloomsburg, PA 17815

Tax Parcel Number: 05E,02-105

PROPERTY ADDRESS: 240 EAST 9TH STREETE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E,02-105

## 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.