

# SHERIFF'S SALE

Wednesday, September 7th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1319 AND CIVIL WRIT NO. 2014CV1319 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 and parcel 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 56 feet north of the corner of the intersection of Fourth and Iron Streets in said town, the corner of land now or formerly of William Hutton, and running thence in a westerly direction in a line parallel with said Fourth Street 93 1/2 feet to a corner; thence in a northerly direction parallel with said Iron Street, 25 feet, more or less, to a point in the line of land now or formerly of Zehner and Shuman; thence in an eastwardly direction parallel with Fourth Street 93 1/2 feet along line of land now or formerly of Zehner and Shuman to a corner on said Iron Street and thence southwardly along said Iron Street 25 feet more or less to the place of beginning. WHEREON is erected a 2 1/2 story frame dwelling - This conveyance is made subject to the right of way of any legal street.

BEING the same premises which Paul J Miller and Cynthia L Miller, husband and wife conveyed unto William W McCloughan and Brenda L McCloughan by deed dated May 1, 1990 and recorded in Columbia County.

PIN NO 05E-03-074

Address for informational purposes only:  
360 Iron Street  
Bloomsburg, Pa 17815

BEING THE SAME PREMISES which Paul J. Miller and Cynthia L. Miller, husband and wife, by Deed dated May 1, 1991 and recorded May 3, 1991 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 472, Page 1131, granted and conveyed unto WILLIAM W. MCCLOUGHAN and BRENDA L. MCCLOUGHAN, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 05E-03-074

PROPERTY ADDRESS: 360 IRON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-074

## 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.