

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1384 AND CIVIL WRIT NO. 2015CV1384 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 lot or piece of land, situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Ernest J. Walker, Professional Engineer, dated August 26, 1971, as follows:

BEGINNING at a stake on the West side of Center Street, said point being 100.95 feet North of the northwest corner of 8th and Center Streets; thence along premises known as No. 734 Center Street and passing through the center of a partition wall, South 62 degrees West, 90 feet to a point on the East side of a public alley; thence along the same North 28 degrees West, 19.05 feet to a corner of land now or late of Joseph R. and Jane E. Geiger; thence along said land, North 62 degrees East, 90 feet to a point on the West side of Center Street aforesaid; thence along the same South 28 degrees East, 19.05 feet to the point and place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 732 Center Street, Bloomsburg, PA 17815.

PARCEL NO: 05W-03-190-01.

BEING the same premises which Lloyd J. Hunsinger and Cheryl J. Hunsinger, by deed dated November 18, 2008 and recorded December 1, 2008 to Columbia County Instrument No. 200812262, granted and conveyed unto Lloyd J. Hunsinger. Cheryl J. Hunsinger is hereby released from liability under the terms of the Note and Mortgage and therefore not named as a Defendant. Lloyd J. Hunsinger died Intestate on February 23, 2015. There is no known estate. Jonathan Hunsinger, his son, and April Hunsinger, his daughter, are believed to be the sole heirs of Lloyd J. Hunsinger. Any other heirs are unknown. The Defendants are the real owners of the property.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights-of-way appearing of record; and subject to any state of facts an accurate survey would show.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 732 CENTER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-03-190-01

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
Leon P. Haller, Esq.
1719 North Front Street
Harrisburg, PA 17102-2392

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