

# SHERIFF'S SALE

Wednesday, November 9th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV573 AND CIVIL WRIT NO. 2016CV573 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, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by Anthony Avenue; on the East by lands now or late of Mary Brown; on the South by land now or late of Kate P. Willits; on the West by lot now or formerly of C.H. Reinard. Said lot of ground being 33.62 feet in front and 100 feet in depth. Upon which is erected a two-story frame dwelling known as 224 West Anthony Avenue.

Being the same premises which John C. Garcia and Jane M. Garcia, by Deed dated 04/21/1995, recorded 04/25/1995, in the Office of the Recorder of Deeds in and for Columbia County, in Book 594, page 0777, conveyed unto David A. Hamilton and Tammy S. Hamilton, his wife, Grantees herein.

Parcel No. 05W-04-328

PROPERTY ADDRESS: 224 WEST ANTHONY AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-04-328

## 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  
RICHARD SQUIRE & ASSOCIATES LLC  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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