

SHERIFF'S SALE

Wednesday, July 24th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV155 AND CIVIL WRIT NO. 2016CV155 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 tract of land situate on the eastern side of East Street in the Town of Bloomsburg, between Sixth and Seventh Streets, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, a drill hole in the sidewalk in the southern line of the right-of-way, now or formerly of the Delaware, Lackawanna & Western Railroad Company; Thence in a southeasterly direction along the eastern line of East Street, South 49 degrees 20 minutes East, 108.45 feet to another drill hole in the sidewalk; Thence along line of land now or formerly of Herberts, North 53 degrees 10 minutes East, 217.9 feet to an iron post; Thence along the line of land now or formerly of Herberts, North 12 degrees 10 minutes West, 33.5 feet to an iron post in the southern line of the right-of-way now or formerly of the Delaware, Lackawanna & Western Railroad Company; Thence along the right-of-way now or formerly of said Railroad Company, the following courses and distances: South 71 degrees 44 minutes West, 70.5 feet to an iron post; Thence South 70 degrees 2 minutes West, 97 feet to an iron post; Thence South 69 degrees West, 100 feet to the drill hole in the sidewalk first abovementioned, the place of BEGINNING.

UPON WHICH is erected a large brick building, part of which is one story and part two stories, and a large one story frame building attached.

SUBJECT to all the conditions and reservations as more particularly contained in Deed from Edward R. Herbert and William L. Herbert, both single, to Harry L. Magee, dated June 11, 1936, recorded in said Recorder's Office at Bloomsburg, Pennsylvania, in Deed Book 112, Page 663.

BEING the same premises which Martin D. Cain, Jr., Individually and as Personal Representative of the Estate of Martin D. Cain, Sr., also known as Martin D. Cain, also known as Martin Cain, late of Bloomsburg, Columbia County, Pennsylvania, by Deed dated August 18, 2005, and recorded with the Register and Recorder of Columbia County on September 6, 2005, to Instrument No. 200509492, granted and conveyed unto Nikitas Giannakouros.

PROPERTY ADDRESS: 619 East street, Bloomsburg, Pennsylvania, 17815

PROPERTY IMPROVED with a large brick building, part of which is one story and part two stories, and a large one story frame building attached.

TAX PARCEL NUMBER: 05E-02-272

PROPERTY ADDRESS: 619-623 EAST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-272

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.