

SHERIFF'S SALE

Wednesday, February 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV955 AND CIVIL WRIT NO. 2016CV955 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 on the South side of East Eighth Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly right-of-way of East Eighth Street, said point being at the Northwest corner of lands now or formerly of George S. Sr. and Beatrice W. Stradtman; THENCE along lands now or formerly of said Stradtman, South fifteen (15) degrees zero (00) minutes East, one hundred sixty-eight and twenty-three hundredths (168.23) feet to a point; THENCE along same, South seventy-three (73) degrees thirty-five (35) minutes West, forty and one hundredth (40.01) feet to a point at the Southeast corner of lands now or formerly of John Brooking; THENCE along the Easterly line of lands now or formerly of said Brooking and lands now or formerly of Parvin E. Hoffman, North fifteen (15) degrees zero (00) minutes West, one hundred sixty-nine and twenty-two hundredths (169.22) feet to a point on the Southerly right-of-way of East Eighth Street; THENCE along said right-of-way, North seventy-five (75) degrees zero (00) minutes East, forty (40.00) feet to the place of BEGINNING.

Containing 6,749.20 square feet of land in all.

BEING THE SAME PREMISES AS Cody R. Hack and Karina Diane Shaner, now known as Karina Diane Hack, Married, by Deed dated December 8, 2014, and recorded on December 8, 2014, by the Columbia County Recorder of Deeds as Deed Instrument No. 201409505, granted and conveyed unto Lacey J. Swisher, Single, and Brendan M. McGinnis, Single.

BEING KNOWN AND NUMBERED AS 408 East 8th Street, Bloomsburg, PA 17815.
PARCEL NO.: 05E-12-180.

PROPERTY ADDRESS: 408 EAST 8TH STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E-12-180

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.