

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV497 AND CIVIL WRIT NO. 2016CV497 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 in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of West Street, 76 feet north of Brugler's Alley; thence along West Street, northwardly 36 feet to a corner of lot of James Magee and other; thence by the same at right angle to West Street eastwardly 83 feet, more or less, to an alley 15 feet wide, to be opened from

Brugler's Alley northwardly along line of land now or formerly of A. Z. Schoch; thence along said alley southwardly, parallel with West Street, 36 feet to corner of lot now or formerly of A. J. Drum; thence along the same westwardly 83 feet more or less to a corner upon West Street, the place of beginning.

Upon which is erected a frame dwelling house.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 417 WEST STREET, BLOOMSBURG, PA 17815.

PARCEL NO:05W-03-034.

BEING the same premises which Stephen D. Lowe and Andrea K. Lowe, by deed dated August 14, 2009 and recorded August 19, 2009 to Columbia County Instrument No. 2009-07815, granted and conveyed unto Gregory M. Haladay.

UNDER AND SUBJECT to and together with 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: 417 WEST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-03-034

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