

# SHERIFF'S SALE

Wednesday, April 4th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV471 AND CIVIL WRIT NO. 2013CV471 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 or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at the southeast corner of the intersection of Fifth and East Streets; THENCE by the southern side of Fifth Street North 67 degrees 15 minutes east, 114 feet 8 inches to a point on the said Fifth Street; THENCE by land of the Rescue Hose and Ladder Company Ho. 2, South 22 degrees 45 minutes east, 46 feet 1 inch to an iron pipe at the southeast corner of a brick chimney of the Grantors herein and in line of land of the Rescue Hose and Ladder Company No. 2; THENCE by the land of the latter, South 46 degrees 40 minutes west, 88 feet 4 inches to an iron pin on the east side of East Street; THENCE by the eastern side of East Street, North 44 degrees 15 minutes West, 85 feet 6 inches to the place of beginning.

Tax ID / Parcel No. 05E, 03-303-00,000

Being the same premises which Harry A. Roadarmel, Sheriff of the County of Columbia in the State of Pennsylvania, by Deed dated 04/17/1990 and recorded 04/17/1990 in Columbia County in Record Book 448 Page 970 conveyed unto Force Corporation, in fee.

PROPERTY ADDRESS: 501 EAST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E,03-303-00,000

## 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  
FLASTER/GREENBERG P.C.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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