

SHERIFF'S SALE

Wednesday, October 4th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV826 AND CIVIL WRIT NO. 2016CV826 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 PARCEL OF LAND IN TOWNSHIP OF BLOOMSBURG, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED DOC# 2001-02219, ID#05E-02-236, BEING KNOWN AND DESIGNATED AS.

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY SEVENTH STREET OF SAID TOWN; ON THE EAST BY LOT NOW OR FORMERLY OWNED BY CHARLES S. FORWALD; ON THE SOUTH BY AN ALLEY; AND ON THE WEST BY LOT NOW OR FORMERLY OF DEIBLER, SAID PREMISES BEING 50 FEET IN WIDTH ON SAID SEVENTH STREET AND EXTENDING IN DEPTH THEREFROM FOR AN EQUAT WIDTH OF 184.5 FEET.

BEING THE SAME PREMISES which MARY J. CLARK, Guardian of the Estate of MADELINE R. HARNER, by Deed dated 03/13/2001 and recorded 03/19/2016 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No.200102219, granted and conveyed unto RANDY W. HARNER and BRENDA L. HARNER.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 05E-02-236

PROPERTY ADDRESS: 270 EAST 7TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-236

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
POWERS, KIRN & ASSOCIATES
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Trevose, PA 19053

Sheriff of Columbia County
Timothy T. Chamberlain
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