

SHERIFF'S SALE

Wednesday, June 7th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1455 AND CIVIL WRIT NO. 2016CV1455 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, State of Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at an iron pin at the Northwest corner of the intersection of West Eleventh Street and Railroad Street: THENCE along the Northern side of West Eleventh Street, South 68 degrees West 58.2 feet to a point in the Eastern line of Lot No. 3, being the same premises now or late of Leroy E. Rubery: THENCE by the same, North 35 degrees 27 minutes West, 198.8 feet to a point in line of lands now or late of Charles Remely; THENCE by the same and lands now of late of Pauline Davison, North 57 degrees 2 minute East, 110 feet to an iron pin on the Western side of Railroad Street; THENCE by the the same the following two courses and distances: south 15 degrees East, 75.45 feet to an iron pin; THENCE South 24 degrees 30 minutes East, 139.43 feet to the place of BEGINNING.

BEING Lots No 1 & 2 on plan or plot of lots surveyed by A. Carl Wolfe, P.E. dated July 3, 1975.

EXCEPTING AND RESERVING therefrom and therein all that certain piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at a point at the Northwest intersection of West Eleventh Street and Railroad Street; THENCE along the Northerly right -of - way of Eleventh Street South 68 degrees 00 minutes 00 seconds West 55.30 feet to an iron pin at the Southeast corner of lands now or formerly of Leroy E. and Lona E. Rubery; THENCE along the Easterly line of lands of said Rubery North 36 degrees 32 minutes 35 seconds West 123.64 feet to a point at the Southwest corner of other lands now or formerly of Michael E. and Gail A. Hamilton, and now Gail A. Hamilton; THENCE along Southerly line of lands of said Hamilton North 73 degrees 11 minutes 10 seconds East 28.83 feet to a point; THENCE along the same North 67 degrees 23minutes 39 seconds East 52.50 feet to a point on the Westerly right - of - way of Railroad Street; THENCE along the Westerly right-of-way of Railroad Street South 24 degrees 30 minutes 00 seconds East 117.73 feet to the place of BEGINNING.

CONTAINING 800.53 square feet of land in all. The above described parcel being more fully shown on a draft prepared by T. Bryce James R.S. dated June 29, 1976 and last revised on April 1, 1988. Said subdivision was approved by the Bloomsburg Planning Commission on June 25, 1980 and reviewed by the Columbia County Planning Commission on April 8, 1988 and recorded the same date in Map Book 5 at page 936. The monthly meeting of the Bloomsburg Planning Commission held June 25, 1980, records a unanimous approval to move the property line for the parcel owned by Michael Hamilton to length-wise instead of width-wise, which then brought these lots up to standard.

BEING THE SAME PREMISES which Christopher G. Michaels and Christine E. Michaels, husband and wife, by Deed Dated 5/11/2010 and Recorded 5/12/2010, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument #201003899, granted and conveyed unto Larry A. Hopper and Ronette M. Hopper, husband and wife as tentants by the entirety.

PROPERTY ADDRESS: 1070 RAILROAD STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05W02-29306000

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