

SHERIFF'S SALE

Wednesday, August 2nd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV498 AND CIVIL WRIT NO. 2016CV498 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a stone corner in the public road leading from buckhorn to Jerseytown; thence by land of George Hittle, now Hiram Young, South 14 1/2 Degrees East, 13.3 perches to a stone; thence by land of John McCreynolds, Now Harry Jones, South 71 degrees East, 3.6 perches to a stone; thence north 14 1/2 degrees west, 15.3 perches to a public road; thence by said road, South 77 degrees West, 3 perches to the place of beginning.

Containing 44 1/2 perches of land, strict measure. Whereon is erected a single frame dwelling house and other outbuildings. Title to said Premises vested in Robert Yuhas by Deed from Boyd N McHenry and Lois R McHenry dated October 27, 2004 and recorded on November 18, 2004 in the Columbia County Recorder of Deeds as Instrument NO. 200413098.

Being known as: 138 Buckhorn Rd, Bloomsburg, PA 17815

Tax Parcel Number: 18-02-011

PROPERTY ADDRESS: 138 BUCKHORN ROAD, BLOOMSBURG, PA 17815

UPI/TAX PARCEL NUMBER: 18-02-011

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 defaulting 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
MILSTEAD & ASSOCIATES LLC
1 East Stow Road
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Sheriff of Columbia County
Timothy T. Chamberlain
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