

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV405 AND CIVIL WRIT NO. 2017CV405 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:

THE land referred to herein below is situated in the county of Columbia, state of Pennsylvania, and is described as follows:

ALL THAT CERTAIN frame message and piece, parcel and lot of land situate on the south side of West Third street in the town of Bloomsburg, Columbia County, commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of lot late the property of Eveline Rupert; and running thence along the southern line of West Third street, eastwardly 40 feet, more or less, to corner of lot now or late of Paul J. Knoch and wife; thence along said lot, southwardly to the northern line of Anthony avenue; thence by said Anthony avenue, westwardly, 40 feet, more or less, to lot formerly of Eveline Rupert, now or formerly of Mary E. Giger.

TITLE TO SAID PREMISES IS VESTED IN Corey L. Hubler and Mary A. Hubler, his wife, by Deed from Martin L. Depoe, single, Dated 12/21/2007, Recorded 12/26/2007, Instrument no. 200712997.

Tax Parcel: 05W07 14100

Premises Being: 594 West 3rd Street, Bloomsburg, PA 17815-1573

PROPERTY ADDRESS: 549 WEST 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W0714100

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
Phelan Hallinan Diamond & Jones, LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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