

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV242 AND CIVIL WRIT NO. 2017CV242 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 TRACT OR PARCEL OF GROUND situate in Hemlock Township, Columbia County, Pennsylvania, known as Lots Nos. 20, 21 and 22 in Fernville Extension to Bloomsburg, Pennsylvania, as same is recorded in the Recorder's Office of said County of Columbia, bounded and described as follows, to-wit:

BEGINNING at a stake in the North line of Drinker Street, 84.6 feet Easterly from its intersection with the East line of a 16 foot alley; THENCE Easterly 120 feet along said North line of Drinker Street, to a stake; THENCE Northerly 128 feet along Lot 19 to a stake; THENCE westerly 120 feet to a stake; THENCE Southerly 128 feet along Lot 20 to a stake, the place of BEGINNING.

WHEREUPON is erected a one story frame dwelling and a frame garage.

PARCEL ID NO. 18-01A-036-00-000

BEING KNOWN AND NUMBERED AS 429 Drinker Street, Bloomsburg, PA 17815

BEING the same premises which Rogowski Properties Partnership by Deed dated January 19, 2006 and recorded February 7, 2006 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200601201, granted and conveyed unto Justin D. Hendricks, single.

PROPERTY ADDRESS: 429 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-036-00-000

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
Stern and Eisenberg, PC
1581 Main St. Suite 200
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>