

# SHERIFF'S SALE

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Wednesday, January 30th, 2019 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1401 AND CIVIL WRIT NO. 2017CV1401 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:

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All that certain piece, parcel or lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the Northern line of Scenic Avenue, said point being 1240 feet from the Northwest corner of Hillside Avenue and Scenic Avenue; thence along the Northern line of Scenic Avenue, South 78 degrees 45 minutes West, a distance of 105 feet to a point; thence by line drawn at right angles to the Northern line of Scenic Avenue, North 11 degrees 15 minutes West, a distance of 135 feet to a point; thence North 78 degrees 45 minutes East, a distance of 105 feet to a point in division line between lots nine and ten; thence South 11 degrees 15 minutes East, a distance of 135 feet to a point, the place of beginning.

Being Lot No. 10 in the draft of lots in South Centre Township as laid out by Clyde Yohey and surveyed October, 1955 by Howard Fetterolf, R.E., and as revised August, 1956.

Parcel No.: 12-05A-024-00,000

Being the same property conveyed to Terry M. Zeares and Linda K. Zeares, husband and wife who acquired title by virtue of a deed from Joseph W. Travelet and Erma F. Travelet, husband and wife, dated December 2, 1994, recorded December 2, 1994, at Instrument Number 199409327, and recorded in Book 0585, Page 0453, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 6915 Scenic Drive, Bloomsburg, PA 17815

PROPERTY ADDRESS: 6915 SCENIC DRIVE, BLOOMSBURG, PA 1815  
UPI / TAX PARCEL NUMBER: 12-05A-024-00,000

## 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  
MANLEY DEAS KOCHALSKI LLC  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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