

# SHERIFF'S SALE

Wednesday, November 7th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV174 AND CIVIL WRIT NO. 2017CV174 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:

## TRACT #1

ALL THAT CERTAIN piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner on the West side of East Street in line of land now or formerly of John Fisher; THENCE by the same South 44 degrees 45 minutes West, 135 feet to a post corner in line of land now or late of William Rhodes; THENCE by the same, South 45 degrees East, 25 feet to a corner in line of land now or formerly of Zula C. Fetterolf; THENCE by the same, North 44 degrees 45 minutes East, 135 feet through the center of a double dwelling house to an iron pin corner on the western side of East Street; THENCE by the same, North 45 degrees West, 25 feet to an iron pin corner in line of land of John Fisher, the place of BEGINNING.

The description for this deed was prepared from draft of W.H. Eyer dated January 7, 1930.

## TRACT #2

ALL THAT CERTAIN message, tenement and lot of ground situate on the West side of East Street in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the West side of East Street, corner of lot now or late of Theodore Garrison; THENCE by said street North 45 degrees West, 25 feet to an iron pin, corner of other lot of Minnie A. Fetterolf; THENCE by the same South 44 degrees 45 minutes West, 135 feet to an iron pin corner in line of lot of William Rhodes; THENCE by said Rhodes lot South 45 degrees East, 25 feet to a post corner; THENCE by the same and lot of Theodore Garrison North 44 degrees 45 minutes East, 135 feet to the iron pin on East Street, the place of BEGINNING.

Erected thereon is a housing accommodation and other improvements.

BEING the same premises which John S. Fetterolf, et al. by Deed dated May 14, 1985, and recorded May 15, 1985, in Columbia County Record Book 347, Page 1002, granted and conveyed unto A.J. Lenzini and A.C. Lenzini, his wife. Angeline Catherine Lenzini died September 1, 1985, survived by Amando Joseph Lenzini, her husband, who by reason thereof became vested in and to the entire interest in said premises as surviving tenant by the entireties.

IMPROVEMENTS: Residential dwelling

Tax ID # 05E-03-250-00,000

TITLE TO SAID PREMISES IS VESTED IN Alyssa M. Howe, by Deed from Mary Lenzini Howe and Emilia Parker, Co-Executors of the Estate of Armando J. Lenzini, aka, Armando Joseph Lenzini aka, Al Lenzini aka, A.J. Lenzini, aka, Armando Lenzini, deceased, dated 07/03/2015, recorded 07/09/2015 in Instrument Number 201505362.

PROPERTY ADDRESS: 380 EAST STREET A/K/A 378 EAST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-250-00,000

## **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  
Martha E. Von Rosenstiel, Esq.  
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Secane, PA 19018

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