

SHERIFF'S SALE

Wednesday, August 28th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1365 AND CIVIL WRIT NO. 2018CV1365 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 lot of land situate in the Village of Jamison City, Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in or near the centerline of Township Route No. 725 "Jamison City Road", THENCE along and near the centerline of Township Route No. 725 South 49 degrees 17 minutes 31 seconds West, 210.36 feet to a point; THENCE by lands now or formerly of Edwin M. and Alice Allegar the following three courses and distance:

1. North 40 degrees 38 minutes 40 seconds West, 220.00 feet to an iron pin set;
2. North 49 degrees 17 minutes 31 seconds East, 217.00 feet to an iron pin set;
3. South 38 degrees 54 minutes 58 seconds East, 220.11 feet to a point; The place of BEGINNING.

CONTAINING 1.08 acres of land.

Being subject to a portion of the right-of-way of Township Route No. 725.

TITLE TO SAID PREMISES IS VESTED IN JOHN LYONS AND DINA LYONS, HUSBAND AND WIFE, by Deed from ALLEGAR AND ALICE ALLEGAR, HUSBAND AND WIFE, Dated 06/26/2015, Recorded 07/01/2015, Instrument No. 201505158.

Tax Parcel: 32,14B-007-01,000

Premises Being: 185 JAMISON CITY ROAD, BENTON, PA 17814-7410

PROPERTY ADDRESS: 185 JAMISON CITY ROAD, BENTON, PA 1781

UPI / TAX PARCEL NUMBER: 32,14B-007-01,000

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