

# SHERIFF'S SALE

Wednesday, October 9th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV527 AND CIVIL WRIT NO. 2019CV527 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 or parcel of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a post on the Public road leading from Benton to the old McHenry Distillery, thence along said Public road North Fifty-Six (56) degrees Fifty (50) minutes West, Fifty-Five (55) feet to a post; thence along Lot No. 12, South Thirty-Three (33) degrees Ten (10) minutes West, One Hundred Ninety-Eight (198) feet to a post on the North side of Eli Alley; thence along said Eli Alley South Fifty-Six (56) degrees Fifty (50) minutes East, Fifty-Five (55) feet to a post corner of Lot No. 10; thence along Lot No. 10 North Thirty-Three (33) degrees Ten (10) minutes East, One Hundred Ninety-Eight (198) feet to the place of beginning.

Containing One-Quarter acre, strict measure.

TITLE TO SAID PREMISES IS VESTED Matthew A. Pavone and Stephanie A. Pavone, h/w, by Deed from Charles R. Hartzell and Lucie L. Hartzell, h/w, Dated 08/23/2007, Recorded 08/23/2007, Instrument No. 200708714.

Tax Parcel: 03 -03 -008-00,000

Premises Being: 31 DISTILLERY HILL ROAD, BENTON, PA 17814-8102

PROPERTY ADDRESS: 31 DISTILLERY HILL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-03-008-00,000

## 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  
Phelan Hallinan Diamond & Jones, LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>