

# SHERIFF'S SALE

Wednesday, May 8th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV16 AND CIVIL WRIT NO. 2023CV16 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:

## PARCEL A

ALL THOSE CERTAIN three pieces, parcels or tracts of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO 1 : BEGINNING at an iron pin on the eastern edge of lands now or formerly of Joseph L. Bolinsky, Jr. and Marie E. Bolinsky, his wife, said point being at the southwest corner of lands now or formerly of Joseph and Anna Herness; THENCE along the southern edge of lands of said Herness, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin; THENCE along the western edge of lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 490.00 feet to an iron pin; THENCE along the northern edge of Tract No. 2 South 78 degrees 06 minutes 38 seconds West, 100.00 feet to a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky; THENCE along same and the lands of Joseph J. Bolinsky, Jr. and Marie E. Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 490.00 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.125 acres and being designated as Tract No. 1 in the draft showing lands of Stanley and Adelle Bolinsky, prepared by T. Bryce James, R.S., dated May 14, 1975, as revised July 31, 1979.

TRACT NO. 2: BEGINNING at a point on the eastern edge of lands now or formerly of Joseph and Helen Bolinsky, said point being also situate at the southwestern corner of Tract No. 1; THENCE along the southern edge of said Tract No. 1, North 78 degrees 06 minutes 38 seconds East, 100.00 feet to an iron pin; THENCE along lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 390.19 feet to an iron pin; THENCE along lands now or formerly of Samuel E. and Emma E. Hinterliter. South 78 degrees 06 minutes 38 seconds West, 100.00 feet to an iron pin; THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 1 1 degrees 53 minutes 22 seconds West, 390.19 feet to a point, the place of BEGINNING.

CONTAINING 0.896 acres, and being designated as Tract No. 2 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S., dated May 14, 1975, and revised July 31, 1979

TRACT NO. 3: BEGINNING at an iron pin on the eastern line of lands of Joseph and Helen Bolinsky, said iron pin being situate at the southeast corner of lands now or formerly of Samuel E. and Emma E. Hinterliter, THENCE along the southern edge of said Hinterliter lands, North 78 degrees 06 minutes 38 seconds East 100.00 feet to an iron pin; THENCE along lands now or formerly of Pine Lake, Inc., South 1 1 degrees 53 minutes 22 seconds East, 827.58 feet to an iron pin; THENCE along the northern edge of lands now or formerly of the Gowen Coal Company, South 77 degrees 07 minutes 38 seconds West, 100.02 feet to a set stone; THENCE along lands now or formerly of Joseph and Helen Bolinsky, North 1 1 degrees 53 minutes 22 seconds West. 829.29 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.902 acres and being designated as Tract No. 3 in the draft showing lands of Stanley and Adelle Bolinsky, by T. Bryce James, R.S. dated May 14, 1975, and revised July 31, 1979.

EXPECTING, reserving and subjecting the said premises to the right and privilege of ingress, egress and regress in common with other property owners in the subdivision over and upon that certain 12 foot wide private right-of-way extending from Legislative Route No. 19017 along and through the western edge of said tracts as more specifically shown on the draft of survey referred to herein to the southern boundary line of Tract No. 3 as described above for the benefit of the Grantor, his heirs, successors and assigns.

UNDER AND SUBJECT TO THE FOLLOWING: By accepting delivery of this deed, the Grantee agrees to assume his rightful prorated share of costs and expenses which hereinafter may be incurred in connection with the reasonable and necessary maintenance of the private 12' wide right-of-way. This obligation is to be shared with all present and future owners of land in the subdivision tract of which this conveyance is a part and shall be binding upon the Grantee, his heirs, successors and assigns.

PARCEL B:

ALL THAT CERTAIN piece or parcel of land situated in Beaver Valley, Columbia County, Beaver Township, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwest corner of the land now or formerly of Adel Bolinsky;

THENCE North 78 degrees 06 minutes 38 seconds East for a distance of 90 feet to a rebar set;

THENCE turning South 11 degrees 53 minutes 22 seconds East for a distance of 490.18 feet to a rebar set;

THENCE turning South 78 degrees 06 minutes 38 seconds West for a distance of 90 feet to a rebar set;

THENCE turning North 11 degrees 53 minutes 22 seconds West for a distance of 490.18 feet to a rebar set and point of BEGINNING.

CONTAINING 1.013 acres

The above description was prepared and survey of Tom Baffle, dated February 18, 1991, which is recorded in Columbia County record Book 481, Page 858.

BEING the same premises Francis A. Berns, single, granted and conveyed unto Joseph A. Stasko, III in the deed dated October 29, 2004 and recorded in the Columbia County Recorder of Deeds on November 1, 2004 as Instrument No. 200412412

BEING known as 526A Mt Shadow Lane, Bloomsburg, PA 17815

PARCEL: 01-12-01206000 & 01-18A09900000

PROPERTY ADDRESS: 526 A MT. SHADOW LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-12-0126000 & 01-18A09900000

## 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  
HILL WALLACK LLP  
777 Township Line Road  
Yardley, PA 19067

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