

# SHERIFF'S SALE

Wednesday, December 16th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV847 AND CIVIL WRIT NO. 2012CV847 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 tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5; THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 00 minutes 00 seconds East, 80 feet to the northwesterly corner of Lot No. 7; THENCE running along the westerly line of Lot No. 7, South 27 degrees 00 minutes 00 seconds East 277.00 feet to the northerly right of way line of an unopened 50 foot wide private street; THENCE running along the northerly right-of-way line of the unopened 50 foot wide private street, South 63 degrees 00 minutes 00 seconds West, 80.00 feet to the southeasterly corner of Lot No. 5; THENCE running along the easterly line of Lot No. 5, North 27 degrees 00 minutes 00 seconds West, 277.00 feet to the place of BEGINNING.

CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Charles B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151).

Being more fully shown as Parcel Number 6 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975.

TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631

PROPERTY ADDRESS: 422 EAST FIFTH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05-046-04,000

Seized

## 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.