

# SHERIFF'S SALE

Wednesday, April 15th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV843 AND CIVIL WRIT NO. 2014CV843 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 parcel or lot of land situate in the Township of Cleveland, Columbia County, Commonwealth of Pennsylvania, being more fully bounded and described as follows: BEGINNING at an iron pin on the northern edge of right-of-way of Evergreen lane; said iron pin also being the southeast corner of lot no. 497 north 6 degrees 10 minutes 00 seconds east 142.65 feet to an iron pin; then by other lands of Mystic Mountain estates south 83 degrees 50 minutes 00 seconds east 130.83 feet to an iron pin; then by lot no. 495 south 6 degrees 10 minutes 00 seconds west 174.67 feet to an iron pin on the northern edge of the right-of-way of Evergreen lane; then by the said edge of Evergreen lane north 70 degrees 03 minutes 00 seconds west 132.45 feet to a point; then by the same on a curve having a radius of 158.00 feet, an arc distance of 1.97 feet and a delta angle of 0 degrees 42 minutes 52 seconds to the place of beginning containing 0.476 acres of land. (20,751.60 square feet) designated as lot no. 496

NOTE: Above described land is based on a survey of Charles M. Quandel Associates, Inc., dated June 20, 1983.

UNDER AND SUBJECT to right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at page 838.

TITLE TO SAID PREMISES IS VESTED IN Joseph L Cupparo and Marie H. Cupparo, his wife, by Deed from The Southern Columbia Corporation, dated 06/23/1995, recorded 06/23/1995 in Book 599, Page 318.

JOSEPH L. CUPPARO was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOSEPH L. CUPPARO's death on or about 04/27/2008, his ownership interest was automatically vested in the surviving tenant by the entirety, Marie H Cupparo.

MARIE H CUPPARO A/K/A MARIE CUPPARO A/K/A MARIE HANS died on 12/11/2013, and KIRK SOHONAGE was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 02/19/2014 by the Register of Wills of COLUMBIA COUNTY, No. 1914-0040. The Decedent's surviving heirs at law and next-of-kin are LAUREL A. CUPPARO and JOSEPH L. CUPPARO, JR.

Tax Parcel: 13-10B-046

Premises Being: 496 Evergreen Lane, Catawissa, PA 17820-8241

PROPERTY ADDRESS: 496 EVERGREEN LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 13-10B-046

## 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.