

SHERIFF'S SALE

Wednesday, June 10th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV979 AND CIVIL WRIT NO. 2014CV979 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 Locust, County of Columbia, Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an iron pin on the south edge of right-of-way of Dogwood Lane; said iron pin also being the northwest corner of Lot No. 287 and the northeast corner of lands described herein; thence by Lots No. 287 and 291 South 12 degrees 14 minutes 27 seconds West 252.60 feet to an iron pin; thence by other lands of Mystic Mountain Estate North 77 degrees 45 minutes 33 seconds West, 100.00 feet to an iron pin; thence by Lot No. 285 North 12 degrees 14 minutes 27 seconds East 222.84 feet to an iron pin; thence by the south edge of right-of-way of Dogwood Lane North 89 degrees 50 minutes 05 seconds East, 65.22 feet; thence by the same North 78 degrees 55 minutes 34 seconds East 39.53 feet to the place of beginning. Containing .540 acres of land. Being designated as Lot No. 266 as shown on a property plan made for High Sky, by Merlyn J. Jenkins, dated November 19, 1971.

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.

UNDER AND SUBJECT TO conditions, restrictions and covenants as set forth in Book 638, Page 945 and prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Joshua Johnston and Kathleen Johnston, h/w, by Deed from Susanna A. Izzo and Mark J. Izzo, wife and husband and Anthony DiDonato and Valerie Didonato, h/w, dated 07/11/2005, recorded 10/11/2005 in Instrument Number 200511035.

Tax Parcel: 20-01B-014-00-000

Premises Being: 286 Dogwood Lane, Catawissa, PA 17820-8254

PROPERTY ADDRESS: 286 DOGWOOD LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-01B-014-00-000

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.