

SHERIFF'S SALE

Wednesday, October 14th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV701 AND CIVIL WRIT NO. 2015CV701 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 the Township of Roaring Creek, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the centerline of a 50 foot private access road, said point also being the southerly line of Lot No. 60, at the northeast corner of Lot No. 57 and at the northwest corner of this lot; thence along the centerline of said access road and along the southerly line of portions of Lots Nos. 60 and 62, North 64 degrees 26 minutes 00 seconds East, 383.15 feet to the northwest corner of Lot No. 61; thence leaving said access road and along the westerly line of said Lot No. 61, South 12 degrees 06 minutes 55 seconds East 1182.45 feet to an iron pin corner, said point also being the southwest corner of said Lot No. 61 and the southeast corner of this lot; thence South 59 degrees 47 minutes 07 seconds West, 111.44 feet to an iron pin at the northeast corner of Lot No. 80; thence along the northerly line of a portion of said Lot No. 80, South 76 degrees 53 minutes 00 seconds West, 266.75 feet to an iron pin at the southeast corner of Lot No. 57 first above mentioned, said point also being the southwest corner of this lot; thence along the easterly line of said Lot No. 57, North 12 degrees 06 minutes 56 seconds West, 1132.45 feet to an iron pin corner in the centerline of the 50 foot private access road aforesaid, the place of BEGINNING.

HAVING THEREON erected a dwelling known as: 1939 Old Reading Road, Lot 59, Catawissa, PA 17820
TAX PARCEL: 30-12-001-80

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to conditions and restrictions of record, and as contained in chain of title.

BEING THE SAME PREMISES which David Posavec, Darrin Posavec, Jamie Posavec and Eric Posavec (father and sons) by Deed dated 08/14/08 and recorded 09/09/08 in Columbia County Instrument No. 200809436, granted and conveyed unto David Posavec.

The said David Posavec died Testate on 9/6/10. On 10/29/10 Letters of Administration were granted to Edward L. Posavec, III under Montgomery County File No. 46-2010-3468. The Heirs of David Posavec are the real owners of the property. Their interest is represented by the Administrator.

TO BE SOLD AS THE PROPERTY OF EDWARD L. POSAVEC, III, ADMINISTRATOR OF THE ESTATE OF DAVID POSAVEC, DECEASED

PROPERTY ADDRESS: 1939 OLD READING ROAD, LOT #59, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 30-12-001-80

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
Leon P. Haller, Esq.
1719 North Front Street
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Sheriff of Columbia County
Timothy T. Chamberlain
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