

SHERIFF'S SALE

Wednesday, October 5th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV308 AND CIVIL WRIT NO. 2016CV308 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 lying and being situated in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike in the center of Township Route No. 800 leading to Pennsylvania Route No. 239, and at the southeast corner of Lot No. 1, now or about to be conveyed to Francis J. Pasquini, et al; thence along line of Lot No. 1, north 88 degrees 26 minutes 00 seconds west a distance of 373.68 feet to an iron pin corner at the dividing line between Lot No. 1 and Lot No. 3, (Lot No. 3 having been conveyed to Buckalew now or late); thence continuing along line of Lot No. 3, north 88 degrees 26 minutes 00 seconds west a distance of 155.68 feet to an iron pin corner; thence continuing along line of Lot No. 3, south 1 degree 01 minute 30 seconds west a distance of 374.27 feet to an iron pin corner, in line now or late of David Claypoole; thence along line of David Claypoole, south 84 degrees 50 minutes 33 seconds east, a distance of 526.85 feet to a railroad spike in the center of Township Route No. 800; thence along the center of Township Route No. 800, north 1 degree 34 minutes 00 seconds east, a distance of 407.25 feet to a railroad spike, the place of beginning.

Containing 4.732 acres "area minus right of way being 4.577 acres".

Being Lot No. 2 on the plan as prepared by Orangeville Surveying Consultants, as land of Richard E. Dodson, dated July 30, 1974.

Title to said Premises vested in Brian R. Bonath by Deed from John Yeager and Dorothy R. Yeager, husband and wife dated June 14, 2010 and recorded on June 15, 2010 in the Columbia County Recorder of Deeds as Instrument No. 201005017.

Being known as 179 Five Point Road, Benton, PA 17814

Tax Parcel Number: 32-10-021

PROPERTY ADDRESS: 179 FIVE POINT ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-10-021

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.