

SHERIFF'S SALE

Friday, October 14th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV371 AND CIVIL WRIT NO. 2016CV371 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 or tract of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of lands of John and Estel Hibbs, said iron pin marking northeasterly corner of lands of Anthony P. and Joann M. Lentini; THENCE along the southerly line of lands of said Hibbs, South 84 degrees 24 minutes 49 seconds East, 224.65 feet to an iron pin marking the northwesterly corner of lands of John R. Beltz; THENCE along the westerly line of lands of said Beltz, South 26 degrees 51 minutes 27 seconds West, 1076.75 feet to an iron pin in the northerly line of lands now or formerly of High Sky, Inc.; THENCE along the northerly line of lands of said High Sky, Inc., North 81 degrees 02 minutes 56 seconds West, 220.00 feet to an iron pin marking the southeasterly corner of lands of aforementioned Lentini; THENCE along the easterly line of lands of said Lentini, North 26 degrees 51 minutes 27 seconds East, 1069.89 feet to the point of BEGINNING.

CONTAINING 5.142 acres of land in all.

BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons Land Surveying dated July 20, 1995, approved by the Locust Township Planning Commission on 9/12/95, and the Locust Township Supervisors on 10/5/95, being recorded in Columbia County Map Book 7, Page 978.

TOGETHER WITH the right of ingress, egress and regress, over a 33 foot wide access road from the northeast border of Grantor's property to the northeast corner of the Grantees' property as shown on survey and subdivision map recorded in Columbia County Map Book 7, Page 978.

TITLE TO SAID PREMISES IS VESTED IN Scott R. Dzialo and Mary C. Dzialo, h/w, by Deed from Robert J. Yocum and Nancy A. Yocum, h/w, dated 11/08/2005, recorded 11/08/2005 in Instrument Number 200512277.

Tax Parcel: 20-01-031-02,000

Premises Being: 81 Mountain Side Lane, Catawissa, PA 17820

PROPERTY ADDRESS: 81 MOUNTIAN SIDE LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-01-031-02,000

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.

Plaintiff's Attorney
Phelan Hallinan Diamond & Jones, LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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