

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV692 AND CIVIL WRIT NO. 2016CV692 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 frame message and piece, parcel and lot of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, being known and designated in the General Plan of said Village as Number 77, and further bounded and described as follows, to-wit:

BOUNDED on the North by Front Street; On the East by Lot No. 78; On the South by Second Street; and on the West by Lot No. 76, whereon is erected a two and one-half story frame dwelling house.

BEING the same premises which Carl Vought by deed dated December 15, 2004, recorded In Columbia County as Instrument No. 2004414157, granted and conveyed to Craig R. Reichart, the grantor herein.

BEING KNOWN AS: 121 West 1st Street, Mifflinville, PA 18631  
PROPERTY ID NO.: 23-05A-016

TITLE TO SAID PREMISES IS VESTED IN PHILLIP J. DISIDORO AND KELLY M. DISIDORO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM CRAIG R. REICHART, SINGLE DATED 09/13/2005 RECORDED 09/14/2005 IN DEED BOOK Inst#200509869.

PROPERTY ADDRESS: 121 WEST 1ST STREET, MIFFLINVILLE, PA 18631  
UPI / TAX PARCEL NUMBER: 23-05A-016

## 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  
UDREN LAW OFFICES, PC  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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