

SHERIFF'S SALE

Wednesday, September 6th, 2017 at 11:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1458 AND CIVIL WRIT NO. 2016CV1458 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 message and lot of ground situate on the North side of West Fourth Street, in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northern side of West Fourth Street, in line of lot of ground, now or formerly of S. Margaret Schoch, 33.62 feet distant from the corner of other lot of ground now or formerly of S. Margaret Schoch and Mary A. Brown, on said Northern line of West Fourth Street, aforesaid and running thence along said Northern line of West Fourth Street aforesaid, South 65 degrees West 33.62 feet, more or less, to a point on said Northern line of West Fourth Street aforesaid and in line of Oyer Alley; thence along line of Oyer Alley, North 24 degrees 32 minutes West, 140.50 feet to a point in line of said Oyer Alley and other lands now or formerly of Charles H. Reimard; thence along line of other lands now or formerly of Charles H. Reimard, North 65 degrees East 33.62 feet, more or less, to other lot now or formerly of S. Margaret Schoch; thence along other lot now or formerly of S. Margaret Schoch, South 24 degrees 32 minutes East, 140.50 feet to a point in said Northern line of West Fourth Street aforesaid, the place of beginning. Whereon is erected B. Two and one-half story framed dwelling house.

Parcel No.: 05W04 32600

Being the same property conveyed to Michael Polizzi and Tiffany Polizzi, a married couple, who acquired title by virtue of a deed from Michael Polizzi and Tiffany Shymansky n/k/a Tiffany Polizzi, husband and wife, dated November 3, 2008, recorded November 17, 2008, at Instrument Number 200811825, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 225 West 4th Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 225 WEST 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W0432600

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
MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028
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Sheriff of Columbia County
Timothy T. Chamberlain
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