

SHERIFF'S SALE

Wednesday, April 4th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV619 AND CIVIL WRIT NO. 2017CV619 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 of that certain piece, parcel and tract of land situate in the Township of Franklin, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron rebar set on the Northerly right-of-way of Legislative Route No. 19013 leading from Legislative Route No. 19012 to Pennsylvania Highway Traffic Route No. 42, said rebar being Nine hundred fifty-four and two-tenths (954.2) feet distant on a course running North seventy-one (71) degrees five (05) minutes East from an iron rebar found at the Southeasterly corner of lands of Raymond H. & Laura R. Roeder; thence through lands of Keller Farm Dairy, Inc., the following courses and distances: North one (1) degree eighteen (18) minutes West Five hundred one and seventy-six hundredths (501.76) feet to an iron rebar set; thence North eighty-eight (88) degrees forty-two (42) minutes East Two Hundred Seventy (270.00) feet to an iron rebar set; thence South one (1) degree eighteen (18) minutes East Four hundred fifty-three and forty-one hundredths (453.41) feet to an iron rebar set on the Northerly right-of-way of the aforementioned Legislative Route No. 19013; thence along said right-of-way the following courses and distances; South seventy-three (73) degrees twenty-seven (27) minutes West One hundred thirty and fifty-five hundredths (130.55) feet to a point; thence South eighty-two (82) degrees twelve (12) minutes West One hundred seventeen and three hundredths (117.03) feet to a point; thence South eighty-seven (87) degrees nine (09) minutes West Twenty-seven and seventy-eight hundredths (27.78) feet to the place of BEGINNING. CONTAINING 3,000 acres of land in all. The above description is based upon a survey dated October 13, 1979, by Richard E. Fisher, R.S.

TITLE TO SAID PREMISES IS VESTED IN Dennis M. Linn and Diane A. Linn, his wife, by Deed from Richard L. Roup, Dated 09/28/1995, Recorded 10/02/1995, in Book 607, Page 716.

Tax Parcel: 16 05 00801000

Premises Being: 184 Mount Zion Road, Catawissa, PA 17820-8302

PROPERTY ADDRESS: 184 MOUNT ZION ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 16-05-008-01000

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.