

SHERIFF'S SALE

Wednesday, January 31st, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV770 AND CIVIL WRIT NO. 2017CV770 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 tract, piece or parcel of ground, Situate in the Township of Locust, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone in line of land now or formerly of Albert Leiby and running thence by land now or formerly of Albert Beaver, North 34 and 1/2 degrees East, 45.6 perches to a stone in line of land now or formerly of John Beaver; thence along said line, South 30 and 1/2 degrees East 48.8 perches to a stone corner of land now or formerly of the said Albert Leiby; thence by land now or formerly of the said Albert Leiby, South 42 degrees West 23 and 1/4 perches to a stone; thence by the same North 60 degrees West 42.4 perches to the place of beginning.

CONTAINING 9 acres and 112 perches of land, strict measure.

Being Parcel No. 20-10-9

Being the same premises which Kathryn M. Miller, widow by Deed dated 8/24/1994 and recorded 8/25/1994 in Columbia County in Deed Book 577 Page 0855 conveyed unto Gloria M. Shultz, in fee. AND by unrecorded Life Estate Agreement dated 8/24/1994, the said Kathryn M. Miller retained a life estate in the said premises.

PROPERTY ADDRESS: 68 PENSION STREET, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 20-10-9

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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