

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1176 AND CIVIL WRIT NO. 2017CV1176 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 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 center of a public road leading from Bear Gap Road to Catawissa; AND RUNNING THENCE by line of the Grantees South 23 degrees 30 minutes East 19 perches to a hickory; THENCE by the same South 59 degrees East 20.6 perches to an iron pin in the center line of another public road; THENCE by the center line of said public road North 12 degrees 15 minutes East 90.5 perches to an iron pin the center line of the public road leading from the Bear Gap Road to Catawissa; THENCE by the center line of said road South 34 degrees 30 minutes West 9.5 perches to a stone; THENCE by said center line South 37 degrees 50 minutes West 64.3 perches to the iron pin, the place of BEGINNING.

CONTAINING 9.37 acres.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Lawrence S. Haupt and Isabelle A. Haupt, husband and wife, by Deed dated August 24, 1996, and recorded on October 24, 1996, by the Columbia County Recorder of Deeds in Deed Book 639, Page 1082, granted and conveyed unto Timothy A. Rutledge and Jacqueline Rutledge, as Tenants by the Entireties.

AND THE SAID Jacqueline Rutledge departed this life on May 9, 2009, whereby title to the aforementioned premises vested with Timothy A. Rutledge, an Individual, by Right of Survivorship. BEING KNOWN AND NUMBERED AS 89 Cemetery Hill Road, Catawissa, PA 17820.

PARCEL NO.: 20-04-006-00, 000.

PROPERTY ADDRESS: 89 CEMENTERY HILL ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-04-006

## 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  
STERN AND EISENBERG PC  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>