

# SHERIFF'S SALE

Wednesday, November 7th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV306 AND CIVIL WRIT NO. 2018CV306 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 lot of land, situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at corner of Lot No. 39; THENCE running South 39 3/4 degrees East, 40 feet to Lot No. 41; THENCE South 50 1/4 degrees West, 150 feet to an alley; THENCE along said alley, North 39 3/4 degrees West, 40 feet to corner of Lot No. 39; THENCE along said Lot No. 39, North 50 1/4 degrees East, 150 feet to the PLACE OF BEGINNING.

WHEREON is erected a two-story frame dwelling house, etc.

TITLE TO SAID PREMISES IS VESTED IN Christine D. Butler and Dennis Butler, her husband, by Deed from Christine D. Butler and Dennis Butler, her husband, Dated 10/13/2006, Recorded 10/19/2006, Instrument No. 200610945.

Tax Parcel: 08 06 05100000

Premises Being: 506 SHUMAN STREET, CATAWISSA, PA 17820-1128

PROPERTY ADDRESS: 506 SHUMAN STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-051000000

## 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  
Phelan Hallinan Diamond & Jones, LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>