

# SHERIFF'S SALE

Wednesday, October 3rd, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV554 AND CIVIL WRIT NO. 2018CV554 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 or piece of ground situate in Robert's Addition to the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, lying and being at the intersection of Second Street with an alley twenty (20) feet wide

BOUNDED on the North by lands now or formerly of William Eyer; on the East by an alley ten (10) feet wide; on the South by the aforesaid twenty (20) foot alley; and on the West by the aforesaid Second Street. Containing a frontage on said Second Street fifty (50) feet wide and extending in depth southwestwardly from said Second Street one hundred (100) feet and of the same width as in frontage to the aforesaid mentioned alley ten (10) feet in width. Upon which is erected a frame dwelling house.

IDENTIFIED AS PARCEL NO. 08-02-089000000

TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Murphy, single man, by Deed from Diane P. Hendricks, widow, Dated 11/05/2015, Recorded 11/23/2015, Instrument No. 201509476.

Tax Parcel: 08-02-089-00000

Premises Being: 300 NORTH 2ND STREET, CATAWISSA, PA 17820-1214

PROPERTY ADDRESS: 300 NORTH 2ND STREET, CATAWISSA, PA 17820  
UPI / TAX PARCEL NUMBER: 08-02-089-00000

## 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/>