

SHERIFF'S SALE

Wednesday, July 28th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV459 AND CIVIL WRIT NO. 2020CV459 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 PARCLE OF LOT OF LAND situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the Northern line of Pine Street with the Eastern line of Fourth Street, and running thence by the Eastern line of Fourth Street, North 27 0 20' East, 76 feet to an iron pin in line of other lands of Thomas E. Harder; thence by said line, South 70 0 10' East, 122 feet to an iron pin; thence by same, South 220 10' West, 75.4 feet to an iron pin in the Northern line of Pine Street, thence by the Northern line of Pine Street North 70 0 10' West, 130 feet to the iron pin on the Eastern line of Fourth Street, the place of beginning. Upon which is erected a two (2) story frame dwelling.

TITLE TO SAID PREMISES IS VESTED by special Warranty Deed dated 7/26/1972, conveying from Thomas E. Harder and Ruth C. Harder, his Wife to Joseph Keszowski and Rosemarie Keszowski, Husband and Wife, as Tenants by the Entireties, Recorded 8/1/1972, In Deed Book 257, Page 230.

Property being known as: 202 North 4th Street, Catawissa, PA 17820

Being Columbia County parcel number: 08-04-032-01-000

Improvements thereon consist of: Single Family Dwelling

PROPERTY ADDRESS: 202 NORTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-04-032-01-000

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
ROMANO & GARUBO & ARGENTIERI
52 Newton Avenue
Woodbury, NJ 08096

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>