

SHERIFF'S SALE

Wednesday, August 31st, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV180 AND CIVIL WRIT NO. 2022CV180 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 PIECE, PARCEL OR TRACT OF LAND SITUATE ON PINE STREET IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A CORNER OF LOT NOW OR FORMERLY OF HARRY HOLLINGSHEAD AND 21 FEET FROM THE CENTER LINE OF PINE STREET, ALSO 93 FEET FROM THE CENTER LINE OF FOURTH STREET AND RUNNING BY THE LOT NOW OR FORMERLY OF HOLLINGSHEAD, SOUTH 30 DEGREES 45 MINUTES WEST, 214 FEET TO THE NORTH SIDE OF A 20 FOOT ALLEY, SAID POINT BEING 95.8 FEET FROM THE CENTER LINE OF FOURTH STREET; THENCE ALONG SAID ALLEY, SOUTH 60 DEGREES WEST, 29 FEET TO CORNER OF LOT NOW OR FORMERLY OF JOSE AGUDO, THENCE BY SAME, NORTH 31 DEGREES AND 50 MINUTES EAST, 214 FEET TO A POINT 60 FEET FROM CENTER LINE OF FOURTH STREET AND 21 FEET FROM THE CENTER LINE OF PINE STREET; THENCE ALONG AND PARALLEL TO PINE STREET, NORTH 60 DEGREES WEST, 33 FEET TO THE PLACE OF BEGINNING

WHEREON is erected a two-story frame dwelling.

Premises being: 344 Pine Street, Catawissa, PA 17820

Parcel No. 08, 02-127-00,000

BEING the same premises which Stacie Kern-Locklear and John C. Locklear by Deed dated June 17, 2014 and recorded in the Office of Recorder of Deeds of Columbia County on June 19, 2014 at Book 0, Page0 granted and conveyed unto Stacie Kern-Locklear and John C. Locklear.

PROPERTY ADDRESS: 344 PINE STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08,02-127-00,000

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
STERN & EISENBERG, PC
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Warrington, PA 18976

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