SHERIFF'S SALE

Wednesday, January 25th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV263 AND CIVIL WRIT NO. 2022CV263 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 lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Legislative Route 19002 in line of other lands of William C, and Mabel E. Longenberger, and running thence by same, North 16 degrees 22 minutes West, 216.5 feet to an iron rod; thence by the same, North 72 degrees 55 minutes East 230 feet to an iron rod; thence by the same South 16 degrees 22 minutes East, 216.2 feet to a point in the center line of the aforesaid Legislative Route 19022; thence by center line South 72 degrees 50 minutes West, 230 feet to the point and place of beginning.

CONTAINING 1.14 acres as surveyed by James D. Creasy R.S., on June 17, 1977.

BEING THE SAME PREMISES which Michael D. Macklem and Bonnie L. Macklem, by
Deed dated 09/02/2005 and recorded in the Office of the Recorder of Deeds of Columbia County on 09/06/2005 in Instrument No. 200509499, granted and conveyed unto Michael D Macklem.

BEING known as 122 Middle Road, Catawissa, Pennsylvania 17820
IMPROVEMENTS: Residential Dwelling
PARCEL # 20 02 00201

PROPERTY ADDRESS: 122 MIDDLE ROAD, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 200200201

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
Powers, Kirn & Associates, LLC
Eight Neshaminy Interplex
Trevose, PA 19053

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