

# SHERIFF'S SALE

Wednesday, June 7th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV23 AND CIVIL WRIT NO. 2023CV23 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 the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land formerly belonging to Henry Hollingshead and along 2- 1/2 Street in said Borough of Catawissa and known as the Christian Hunt property. And also designated as tax parcel no. 08-02-9 in the Tax Assessment Office of Columbia County, Pennsylvania.

HAVING ERECTED THEREON A FRAME DWELLING HOUSE BEING KNOWN AND NUMBERED AS 532 TWO AND ONE-HALF STREET, CATAWISSA, PA 17820.

TAX PARCEL08-02-009

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Gwendolyn Bobbie and Jason K. Nahodil, by Deed dated October 30, 2007 and recorded November 7, 2002, Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2007-11407, granted and conveyed unto Peter J. Trometter and Tara D. Johnson. Tara D. Johnson is now known as Tara D. Trometter.

PROPERTY ADDRESS: 532 1/2 STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-009

## **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  
Leon Haller, Esq.  
1719 North Front Street  
Harrisburg, PA 17102-2392

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