

SHERIFF'S SALE

Wednesday, May 8th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1190 AND CIVIL WRIT NO. 2023CV1190 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 THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1: BEGINNING AT A CORNER OF LOT OF GROUND BELONGING NOW OR FORMERLY TO HARRY HARMAN ON THE NORTH SIDE OF MILL STREET IN THE SAID BOROUGH OF CATAWISSA, AND RUNNING FROM THENCE BY SAD HARMAN LOT, NORTH 50-1/4 DEGREES EAST, 136 FEET TO A CORNER OF LOT OF REBECCA BRIESCH HEIRS, NOW OR FORMERLY; THENCE BY THE SAME, 39-3/4 DEGREES WEST, 44 FEET TO A POST ON THE EAST SIDE OF AN ALLEY; THENCE ALONG SAID ALLEY, SOUTHWARDLY 50-1/4 DEGREES WEST, 120 FEET TO THE NORTH SIDE OF THE SAID MILL STREET IN THE SAID BOROUGH; THENCE BY THE SAME, SOUTH 18-1/2 DEGREES EAST, 47-1/2 FEET TO THE PLACE OF BEGINNING. LOT NO. 2: BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY AN ALLEY; ON THE SOUTH BY FISHER AVENUE; AND ON THE WEST BY LOT NUMBERED 48; SAID LOT HERETO BEING MARKED AND NUMBERED 49, AS FOUND UPON PLAN OF LOTS AS PER THE FISHER ADDITION TO THE TOWN OF CATAWISSA. CONTAINING IN DEPTH 150 FEET AND FRONTING SOUTHWARDLY 40 FEET ON FISHER AVENUE

BEING KNOWN AS: 441 MILL STREET, CATAWISSA, PA 17820
PROPERTY ID NUMBER: 08-05-059

BEING THE SAME PREMISES WHICH BETTY M. LEVAN N/K/A BETTY B. LEVAN, A WIDOW BY DEED DATED 6/25/2012 AND RECORDED 7/31/2012 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #201207037, GRANTED AND CONVEYED UNTO BETTY B. LEVAN, A SINGLE WOMAN.

PROPERTY ADDRESS: 441 MILL STREET, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 08-05-059

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
Michael T. McKeever, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
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