

SHERIFF'S SALE

Wednesday, October 30th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV158 AND CIVIL WRIT NO. 2024CV158 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 messuage, tenement and tract of land situate in the Borough of Catawissa, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in lands now or formerly of James Troutman and on the Easterly side of Fourth Street; thence by line of land now or formerly of James Troutman, South fifty-five (55) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin on the Northerly side of State Highway No. 242 leading from Bloomsburg; thence by same, South sixty (60) degrees West, one hundred seventy-nine (179) feet to an iron pin in the intersection of State Highway and Fourth Street; thence along the intersection, North fifty-three (53) degrees thirty (30) minutes West, eleven and five hundredths (1 1.5) feet to an iron pin on the Easterly side of Fourth Street; thence by the same, North thirty (30) degrees thirty (30) minutes East, one hundred sixty (160) feet to the place of beginning.

Containing 0.2 acre.

This description was prepared from a draft of Howard Fetterolf, R.E., dated November 18, 1958.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

PARCEL ID NO. # 08 04 00800000

BEING THE SAME PREMISES WHICH Warren Jesse Karcher, by Deed dated January 24, 2023 and recorded February 3, 2023, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2023-00987, granted and conveyed unto Brett Holdren.

PROPERTY ADDRESS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 04 00800000

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/>