

SHERIFF'S SALE

Wednesday, September 1st, 2010 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 20 OF 2010 ED AND CIVIL WRIT NO. 2178 OF 2008 JD 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:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley; THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart; THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street; THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

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 defaulting 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
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Sheriff of Columbia County
Timothy T. Chamberlain
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