

# SHERIFF'S SALE

Wednesday, September 22nd, 2010 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 104 OF 2010 ED AND CIVIL WRIT NO. 623 OF 2010 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 piece, parcel or tract of land situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot No. 3 and a part of Lot No. 2 as laid out by Geo. Zerr in the Borough of Catawissa, described as follows; Fronting on the west side of Fourth Street about seventy feet, and extending the same width to the alley on the west two hundred feet, and adjoining lands of George Thomas on the north, and a public alley on the south. Whereon is erected a frame dwelling house, barn, etc.

TITLE TO SAID PREMISES IS VESTED IN Jack Runge and Betty Runge, his wife, by Deed from Thomas J. Evans and Charlotte W. Evans, his wife, dated 07/28/1967, recorded 12/01/1967 in Book 238, Page 131.

By virtue of the death of Betty Runge on 03/02/1994, Jack Runge became the sole owner of the mortgaged premises.

Premises being: 233 SOUTH 4TH STREET, CATAWISSA, PA 17820-1013

Tax Parcel # 08-01-114-00.0000

## 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  
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Sheriff of Columbia County  
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