

# SHERIFF'S SALE

Wednesday, February 11th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1024 AND CIVIL WRIT NO. 2014CV1024 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:

## PARCEL 'A'

ALL THAT PIECE, parcel and lot of land situate, lying and being in the Borough of Catawissa, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of Third Street one hundred forty (140) feet South of the Southwest corner of Main and Third Streets in said Borough, being the Southwest corner of lot of John R. Diemer (now or late of Dorothy M. Diemer); running THENCE Southwestwardly seventy (70) feet more or less to an alley; THENCE Eastwardly along said alley seventy (70) feet more or less to line of lot of C.C. Cleaver; THENCE Northwardly along line of said lot of C.C. Cleaver seventy (70) feet more or less to line of lot of John Diemer, (now or late of Dorothy M. Diemer); THENCE Westwardly along line of lot of John R. Diemer seventy (70) feet more or less to Third Street, the point of BEGINNING. Being a seventy foot square plot of land and being a part of Lot No. 54 as shown on the plan of the Borough of Catawissa.

## PARCEL 'B'

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Easterly side of Third Street at the distance of 70 feet Southwardly from the South side of Main Street in the Borough of Catawissa, County of Columbia and State of Pennsylvania, containing in front or breadth on the said Third Street 70 feet, and extending of what width in length or depth Eastwardly between lines at right angles to the said Third Street 70 feet to a certain lot late of Kersey Cleaver. (Lot No. 53)

Exception to Lot 53 of 5 feet by 70 feet to Walter and Edna Tilley as noted in Deed Book 238, Page 479. (This exception was erroneously omitted in the previous deeds in the chain of title.)

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Deborah Lauer, widow and Adrienne Light, married, by Deed from Karl O. Luxardo and

Marti Luxardo, h/w, dated 06/09/2008, recorded 0611612008 in Instrument Number 200805809.

Tax Parcel: 08-01-034-00,000,08,01-035-00,000

Premises Being: 118 South 3rd Street, Catawissa, PA 17820-1349

PROPERTY ADDRESS: 118 SOUTH 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-01-034-00,000

## 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 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.