

# SHERIFF'S SALE

Wednesday, July 15th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV46 AND CIVIL WRIT NO. 2014CV46 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 tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

BEING parts of Lots Nos. 79 and 80 in the plan of said town on which is erected a two-story frame building and lot bounded on the South by Pine Street fifty-five (55) feet; on the East by remainder of Lot No. 79, one hundred thirty-five (135) feet, more or less; on the North by the old Roberts line, fifty-five (55) feet; and on the West by remainder of Lot No. 80, one hundred thirty-five (135) feet, more or less, being all of Lot No. 80 except a strip six (6) feet wide along the East side.

TITLE TO SAID PREMISES IS VESTED IN Drew W. Alexander and Melissa A. Alexander, husband and wife by Deed dated 1/18/2005 from William A. Frey and Julie Frey, husband and wife, recorded 11/30/2005.

Tax Parcel: 08-02-112-00.000

Premises Being: 245-247 Pine Street a/k/a, 245 Pine Street # 247, Catawissa, PA 17820-1224

PROPERTY ADDRESS: 245-247 PINE STREET, CATAWISSA, PA 17820

## 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  
Phelan Hallinan Diamond & Jones, LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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