

SHERIFF'S SALE

Wednesday, August 3rd, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV59 AND CIVIL WRIT NO. 2016CV59 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 those two certain tracts or lots of land, with the buildings and improvements thereon erected, situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Lot No. 1:

Beginning at a stone a corner of lot now or late of Elmer Longenberger to North Street in said Borough thence by the same, Southwesterly one hundred (100) feet; thence Southwestwardly by same Fifty (50) feet to an alley; thence by said alley Northwestwardly One hundred (100) feet to said North Street, thence along said North Street, Fifty (50) feet, more or less, to the place of beginning.

Lot No. 2:

Beginning at a corner of lot of Sarah Catherine Sharpless Est. and Elmer Longenberger, thence Southwardly along lot of and Elmer Longenberger, one hundred ten (110) feet to alley, thence Westwardly along said alley fifty-five (55) feet to a point of land of Sarah Catherine Sharpless Est., thence Northwardly along said lot one hundred ten (110) feet to lot first above described; thence Easterly along said lot above described fifty-five to the place of beginning.

Parcel No.: 08-02-037

Being the same property conveyed to Leonard E. Fritz and Irene R. Fritz, his wife who acquired title by virtue of a deed from Secretary of Housing and Urban Development, dated May 15, 2000, recorded June 20, 2000, at Instrument Number 200005801, Columbia County, Pennsylvania records.

Property known as 214 North Street, Catawissa, PA 17820

PROPERTY ADDRESS: 214 NORTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-037

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
Timothy T. Chamberlain
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