

SHERIFF'S SALE

Wednesday, February 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV934 AND CIVIL WRIT NO. 2016CV934 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 Roaringcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern side of the Township Road leading from Kulp to the South Side Conservation Club; thence by a line running at right angles to said road and in a southerly direction through lands of the Grantor a distance of 100 feet to an iron pin; thence by a line running parallel to said road in a westerly direction through lands of the Grantor a distance of 155 feet to an iron pin; thence by lands of the Grantor in a northerly direction a distance of 100 feet to an iron pin on the southern line of said Township Road in an easterly direction a distance of 155 feet to the iron pin, the place of beginning.

UPON which is erected a 2-1/2 story frame dwelling and a garage.

Being the same premises which Pearl M. Levan, widow, by Deed dated 02/23/1957, recorded 02/26/1957, in the office of the Recorder of Deeds, in and for Columbia County, in Book 183, Page 193, conveyed unto Edward H. Deutsch and Nancy L. Deutsch, his wife, Grantees herein.

Parcel No. 30-10-015

PROPERTY ADDRESS: 532 INDEPENDENT STREET, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 30-10-015

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
RICHARD SQUIRE & ASSOCIATES LLC
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Jenkintown, PA 19046

Sheriff of Columbia County
Timothy T. Chamberlain
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