

SHERIFF'S SALE

Wednesday, June 7th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV973 AND CIVIL WRIT NO. 2016CV973 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 lot of land, situate in the Borough of Catawissa, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

Bounded on the west by Second Street; on the south by Lot of Harriet Cherrington and May Levan, on the east by an alley ten feet wide; on the north by an alley; and being fifty feet wide on Second Street and extending in depth and equal width for one hundred feet; Under and subject to all restrictions, reservations, conditions and covenants, as may be found in prior deeds forming the chain of title.

This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land.

The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. Title to said Premises vested in Debra J. Fronk by Deed from Thomas E. Andreas, single dated 11/15/1996 and recorded 11/19/1996 in the Columbia County Recorder of Deeds in Book 642, Page 153.

Being known as 310 North 2nd Street, Catawissa, PA 17820
Tax Parcel Number: 08-02-090

PROPERTY ADDRESS: 310 NORTH 2ND STREET, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 08-02-090-00-000

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.

Plaintiff's Attorney
MILSTEAD & ASSOCIATES LLC
1 East Stow Road
Marlton, NJ 08053

Sheriff of Columbia County
Timothy T. Chamberlain
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