

SHERIFF'S SALE

Wednesday, September 6th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV578 AND CIVIL WRIT NO. 2017CV578 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 piece, parcel and tract of land situate in Catawissa Borough, Boro of Catawissa, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner in the Southerly line of Pfahler Street, being a point in the extreme southern end of the intersection of Shuman Street and said Pfahler Street; THENCE South 79 degrees 30 minutes West, 224 feet to an iron pipe corner in the southerly line of Pfahler Street aforesaid; THENCE South 41 degrees 10 minutes West, 29.5 feet to an iron pipe corner; THENCE South 81 degrees East, 82 feet to an iron pipe corner; THENCE South 89 degrees East, 139.5 feet to an iron pipe corner; THENCE North 80 degrees 40 minutes East, 180 feet to an iron pipe corner; THENCE North 74 degrees 40 minutes West, 165 feet to a said stone corner, the place of BEGINNING

CONTAINING four-tenths acres of land, with the courses and distances herein named being taken from a survey and draft made on October 15, 1951, by Howard Fetterolf, R.E.

BEING KNOWN AS: 718 Pfahler Street, Catawissa, PA 17820
PROPERTY ID NO.: 08-06-072-00-000

TITLE TO SAID PREMISES IS VESTED IN Isabelle M. Neeb and Chris A. Neeb, mother and son, as joint tenants with the right of survivorship BY DEED FROM Isabelle Neeb, widow DATED 04/04/1991 RECORDED 04/05/1991 IN DEED BOOK 471 PAGE 093.

PROPERTY ADDRESS: 718 PFAHLER STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-072-00-00

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
UDREN LAW OFFICES, PC
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Sheriff of Columbia County
Timothy T. Chamberlain
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