

# SHERIFF'S SALE

Wednesday, November 15th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV808 AND CIVIL WRIT NO. 2017CV808 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 and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner in the northerly line of the right-of-way of the State Highway leading from Numidia to Newlin and at the southeast corner of land now or formerly of Jerry Fahringer and wife and running thence along the easterly line of land now or formerly of Jerry Fahringer and wife, North 5 degrees East 150 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; running thence along the line of other lands now or formerly of Paul H. Hughes South 85 degrees East 200 feet to a stake corner in line of other lands now or formerly of Paul H. Hughes; thence continuing along the same South 5 degrees West 150 feet to a stake corner in the northerly line of the right-of-way of the aforesaid State Highway; thence running along the northerly line of the right-of-way of said State Highway in a northwesterly direction 200 feet to a stake corner, the place of BEGINNING.

BEING municipally known as 125 Ringtown Mountain Road, Catawissa, Pennsylvania. Further identified as Tax Parcel No. 20-03-022-01, erroneously described at Instrument No. 201005598 as No. 20-03-002-01.

PROPERTY ADDRESS: 125 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820  
UPI / TAX PARCEL NUMBER: 20-03-022-01

## 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  
SCHLESINGER & KERSTETTER  
545 N 2nd Street  
Shamokin, PA 17872

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>