

SHERIFF'S SALE

Wednesday, November 14th, 2012 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2011CV1200 AND CIVIL WRIT NO. 2011CV1200 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 of lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the East by Third Street; On the South by land formerly of J.H. Vastine; ON the North land formerly of Henry Pfahler;

and ON the West by land formerly of Jacob Haines.

FRONTING on Third Street 35 feet and extending in depth 75 feet.

WHEREON is erected a frame dwelling house.

BEING THE SAME PREMISES conveyed to Shirley L. Lemons and Paul L. Brobst, by Deed of Ronald Brobst, Executor of the Estate of Charles W. Brobst, a/k/a Charles William Brobst, dated August 30, 2000 and recorded in the Columbia County Recorder of Deeds Office on August 31, 2000 to Instrument Number 200008268.

PREMISES IMPROVED with a single family dwelling more commonly known as 237 South 3rd Street, Catawissa, PA 17820.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 08-01-103-00,000.

PROPERTY ADDRESS: 237 SOUTH 3RD STREET, CATAWISSA, PA 17821

UPI / TAX PARCEL NUMBER: 08-01-103

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 defaulting 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.