

# SHERIFF'S SALE

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Wednesday, February 8th, 2012 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2011CV85 AND CIVIL WRIT NO. 2011CV85 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:

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ALL THAT CERTAIN piece and parcel of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shumans Street and THENCE North Seventeen (17) degrees East, Twenty-Five (25.00) feet; THENCE along Shuman Street, One Hundred Twelve and Five Tents (112.5) feet to a corner of lot now or formerly in tenure of Charles Reigel; THENCE North along said lot, Seventy-One (71) feet to a corner of said Reigel lot and lot now or formerly of Alexander Lillie; THENCE West along said Lillie lot, One Hundred Twelve and Five Tents (112.5) feet to Fourth Street; THENCE South along said Street, Seventy-One (71) feet to the place of BEGINNING.

BEING Parcel No. 08-05-077.

TITLE IS VESTED IN Maxine M. Donnelly and Matthew S. Donnelly, by Deed from Maxine M. Donnelly, dated 3/11/2008 and recorded 3/11/2008 in Instrument No. 200802197.

IMPROVEMENTS: Single family Victorian

PROPERTY ADDRESS: 234 S FOURTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-077

## 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  
FOX AND FOX ATTORNEYS AT LAW, P.C.  
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Norristown, PA 19401

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