

SHERIFF'S SALE

Wednesday, January 31st, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV841 AND CIVIL WRIT NO. 2017CV841 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, piece or parcel of land situate in the Township of North Center, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNNG at an iron pin in the northerly right of way line of Route No. 93 between Berwick and Orangeville, said point being the southeast corner of the premises herein conveyed and the southwest corner of land of Walter Klinetob; thence along the northerly line of said Route No. 93 north 79 degrees 45 minutes West 198.0 feet to an iron pin corner in line of other land of Clyde and Elizabeth Swisher; thence along line of other land of Clyde and Elizabeth Swisher, North 3 degrees West 226.0 feet to an iron pin corner; thence continuing along line of land of Clyde and Elizabeth Swisher South 79 degees 45 minutes East 198.0 feet to an iron pin corner in the westerly line of land of Walter Klinetob; thence along the westerly line of land of Walter Klinetob South 3 degrees East 226.0 feet to an iron pin corner, the place of beginning. CONTAINING 1.0 acres of land in accordance with survey of Lawrence G. Lebo, P.E., dated June 14, 1973.

BEING THE SAME PREMISES conveyed to Theodore C. Fedder, III and Samantha J. Fedder, husband and wife by Deed of Michael E. Ambrosino and Mary E. Ambrosino, husband and wife, dated July 15, 2009 and recorded simultaneously with this mortgage.

BEING KNOWN AS: 719 State Route 93, Berwick, PA 18603
PROPERTY ID NO.: 11-03-049-01

TITLE TO SAID PREMISES IS VESTED IN Theodore C. Fedder, III and Samantha J. Fedder BY DEED FROM Michael E. Ambrosino and Mary E. Ambrosino, Husband and Wife DATED 07/15/2009 RECORDED 07/17/2009 IN DEED BOOK Instrument Number: 200906694.

PROPERTY ADDRESS: 719 STATE ROUTE 93, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 11-03-049-01

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
Mark Udren, Esq.
Woodcrest Corp. Ctr. 111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003

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