

# SHERIFF'S SALE

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Wednesday, February 28th, 2018 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV562 AND CIVIL WRIT NO. 2017CV562 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 or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at an iron pin on the westerly right-of-way of Township Route No. 728 leading from Township Route No. 503 to Legislative Route No. 19041, said pin being at the northeast corner of Lot No. 26; Thence along the northerly line of Lot No. 26, North 60 degrees 29 minutes 05 seconds West, 309.01 feet to an iron pin and lands now or formerly of Muriel R. Wolfe; Thence along lands now or formerly of Wolfe, North 13 degrees 07 minutes 13 seconds East, 140.56 feet to an iron pin at the southwest corner of Lot No. 24; thence along the southerly line of Lot No. 24, South 60 degrees 29 minutes 05 seconds East, 337.05 feet to an iron pin on the westerly right-of-way of the aforementioned Township Route No. 728; Thence along said right-of-way, South 24 degrees 35 minutes West, 135.35 feet to the place of BEGINNING.

BEING Lot No. 25 as laid out for Earl A. Wolfe and Muriel R. Wolfe, his wife, and shown on draft prepared by T. Bryce James, R.S. dated November 4, 1972.

BEING the same premises which Craig R. Reichart, single, by deed dated February 23, 2011, and recorded with the Register and Recorder of Columbia County on February 23, 2011, to Instrument No. 201101881, granted and conveyed unto Jacqueline R. Bylsma and Billie Jo Albertson.

PROPERTY ADDRESS: 215 Nursery Road, Berwick, Pennsylvania, 18603.

PROPERTY IMPROVED: cape cod, Single Family Dwelling, Detached Garage

TAX PARCEL NUMBER: 11,05A-009

PROPERTY ADDRESS: 215 NURSERY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11,05A-009

## 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.