

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017ML87 AND CIVIL WRIT NO. 2017ML87 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 and parcel of land situate on East Fourth Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

ALL that certain lot or piece of land in the borough of Berwick, Columbia County, Pennsylvania, and Salem Township, Luzerne County, Pennsylvania, BEGINNING on the Southerly side of Fourth Street in the Borough of Berwick at the corner of land late of Abiah Simpson; thence along Fourth Street, North 64 degrees 25 minutes East 51-10/12 feet to a corner of land now or late of Jacob Klinetob; thence along said Klinetob's land South 20 degrees 5 minutes East 89-10/12 feet crossing the county line into Salem Township to a corner; thence along land of Birt Kramer and wife South 64 degrees 25 minutes West 43-5/10 feet crossing the county line into Berwick to a corner; thence along said land of Abiah Simpson, North 25 degrees 35 minutes West 90 feet to the place of beginning.

BEING the same property which Dale W. Howard and Myrta Howard, his wife, granted and conveyed unto Jerry R. Kreischer and Judy A. Kreischer, his wife, by deed dated January 29, 1972 and recorded February 2, 1972 in the Recorder's Office of said County in Deed Book 254, Page 1003. 428 E. Fourth Street, Berwick, PA 18603

PROPERTY ADDRESS: 428 EAST FOURTH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-034

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
TUCKER & ARENSBERG P.C.
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Sheriff of Columbia County
Timothy T. Chamberlain
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