

SHERIFF'S SALE

Wednesday, April 4th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1166 AND CIVIL WRIT NO. 2017CV1166 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 LAND SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND THE STATE OF PENNSYLVANIA.

BEGINNING AT THE SOUTHWESTERLY CORNER OF EAST SEVENTH AND PINE STREET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE WESTERLY LINE OF PINE STREET, A DISTANCE OF FIFTY-TWO (52) FEET TO CORNER OF LOT NOW OR LATE OF C.E. ADAMS; THENCE IN A WESTERLY DIRECTION, ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF SEVENTY-EIGHT (78) FEET TO THE EASTERLY LINE OF LOT NOW OR LATE OF CARRIE R. FOULK; THENCE IN A NORTHERLY DIRECTION, ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF FIFTY-TWO (52) FEET TO THE SOUTHERLY LINE OF EAST SEVENTHS STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID STREET, A DISTANCE OF SEVENTY-EIGHT (78) FEET TO THE WESTERLY LINE OF PINE STREET, THE PLACE OF BEGINNING.

CONTAINING 4,056 SQUARE FEET OF LAND.
COMMONLY KNOWN AS: 611 PINE STREET, BERWICK, PA 18603-3115

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04A04-00800000

BEING THE SAME PREMISES which Wilbert J. Busch and Crystal L. Busch, formerly Crystal L. Moore, by Deed dated May 14, 2002 and recorded September 20, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument 200211203, granted and conveyed unto CRYSTAL L. BUSCH.

PROPERTY ADDRESS: 611 PINE STREET, BERIWCK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-04-008

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
Powers, Kirm & Associates, LLC.
Eight Neshaminy Interplex
Trevose, PA 19053

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