

SHERIFF'S SALE

Wednesday, October 3rd, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV427 AND CIVIL WRIT NO. 2018CV427 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 or parcel of land situate in the Borough of Berwick (formerly Briar Creek Township), County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner of Lot No. 49; THENCE southerly along Duval Street, a distance of 49 1/2 feet, to corner of Lot No. 51; THENCE westerly, a distance of 150 feet, to a 15 foot alley; THENCE northerly along said alley, a distance of 49 1/2 feet, to corner of Lot No. 49; THENCE easterly, a distance of 150 feet, to the PLACE OF BEGINNING.

BEING Lot No. 50 in Duval Dickson's Second Plot of Lots, as marked and shown in plot or plan. NOTE: Duval Street is laid out in a generally east-west direction, rather than a northsouth direction.

BEING the same property sold to Graydon M. Fenstemaker by Deed of Henry L. Fenstemaker, Executor of the Last Will and Testament of Paul Fenstemaker, dated December 6, 1977 and recorded January 23, 1978 at the Columbia County Recorder's Office in Deed Book No. 285, at page 446.

BEING FURTHER that, on February 24, 2006, the said Graydon M. Fenstemaker died testate in the Borough of Berwick, Columbia County, Pennsylvania, and seized in fee simple of the aforesaid premises.

BEING FURTHER that, on March 15, 2006, Letters Testamentary were granted to Betty L. Remphrey, Executrix of the Estate of Graydon M. Fenstemaker, by the Office of the Register of Wills for Columbia County, Pennsylvania, said letters filed to Estate No. 19-06-0073, and under which authority the executrix derives the power to convey the subject property herein.

BEING the same premises which Betty L. Remphrey, individually and as executrix of the Estate of Graydon M. Fenstermacher by deed dated June 9, 2006 and recorded on June 16, 2006 at the Columbia County Recorder's Office as Instrument Number 200606054.

PARCEL IDENTIFICATION NO: 04-02-124,00,000
PROPERTY ADDRESS: 243 DUVAL STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-02-124,00,000

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
BARLEY SNYDER
126 East King Street
Lancaster, PA 17602

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