

SHERIFF'S SALE

Wednesday, January 30th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV856 AND CIVIL WRIT NO. 2018CV856 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 on the Northerly side of a public road in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, in an area designated as Woodcrest, bounded and described as follows, to wit:

BEGINNING at a stake corner on the northerly side of a public road at times designated as Vista Drive at the southwesterly corner of lot of land formerly of Hurley W. Hankey and Harriet Hankey, his wife, and now of David Bittenbender; thence North 22 degrees 10 minutes East along the easterly side of said lot 150 feet; thence South 67 degrees 35 minutes East along lands formerly of E.J. Eshleman, 72.05 feet to a point; thence North 85 degrees East, in a line parallel to the aforementioned Drive, 100 feet to a point located at the northwesterly corner of lands formerly of the Grantors and now of or formerly Volpecelli; thence South 5 degrees West 131.95 feet to a point on the northerly side of said Drive; thence South 85 degrees West along the northerly side of said Drive 171 feet to a point; thence along the northerly side of said road 67 degrees 35 minutes West 69 feet to a stake corner, the place of beginning.

UNDER AND SUBJECT, however to all restrictions, reservations, qualifications and provisions contained in prior deeds in the chain of title.

PARCEL NO. 07-02C-017-00.000

BEING KNOWN as 513 Vista Drive, Berwick, PA 18603

BEING THE SAME PREMISES which Timothy J. Ryman and Robyn Ryman, husband and wife, by Deed dated October 3, 2002 and recorded October 8, 2002, in the Office of the Recorder of Deeds in and for the County of Columbia, as Instrument No. 200211915, granted and conveyed unto Timothy J. Ryman and Robyn Ryman, husband and wife.

PROPERTY ADDRESS: 513 VISTA DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02C-017-00,000

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
RICHARD SQUIRE & ASSOCIATES LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046

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