

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV968 AND CIVIL WRIT NO. 2018CV968 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 piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly line of land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife, (said point being north 80 degrees 15 minutes east, 200 feet from the southwesterly corner of said land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife), and this POINT OF BEGINNING being

the northeasterly corner of land now or formerly of Veryl E. Lanning and Janice F. Lanning, his wife; thence along the southerly line of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, north 80 degrees 15 minutes east 100 feet to the northwesterly corner of lot of James C. Belcher and Albina F. Belcher, his wife; thence along the westerly line of said lot south 9 degrees 45 minutes east 210 feet to the northerly side of a proposed street; thence along the northerly side of said proposed street south 80 degrees 15 minutes west 100 feet to the southeasterly corner of lot of said Veryl E. Lanning and Janice F. Lanning, his wife; thence along the easterly line of said lot north 9 degrees 45 minutes west 210 feet to the place of beginning and containing 23,003 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN FRANK E. WALDRON, JR., A MARRIED MAN, by Deed from TRI V. NGUYEN AND NGOC THI HO, HIS WIFE, Dated 04/19/2013, Recorded 04/22/2013, Instrument No. 201303644.

Tax Parcel: 07 09A02000000

Premises Being: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603-5863

PROPERTY ADDRESS: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 0709A02000000

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.