

# SHERIFF'S SALE

Wednesday, August 28th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV204 AND CIVIL WRIT NO. 2019CV204 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 and parcel of land situate in the Township of Briar Creek County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit

BEGINNING at an iron pin in the center of Legislative Route No. 19041, leading from Orangeville to Summerhill at the southeast corner of land now or late of Charles Koser, Jr., et ax and designated as the southeast corner of Lot No, 5; thence along the easterly line of said Koser North 7 degrees West, a distance of 335.70 feet to point in the center of Legislative Route No, 19040 leading from Jonestown to Summerhill: thence along the center line of Legislative Route No. 19040, South 80 degrees 28 minutes East a distance Of 93.89 feet to the northwest corner of Lot No. 7, being other rand of the Grantors (Delmar O. Wolfinger, et ux): thence along the westerly line of Lot No. 7, South 7 degrees East, a distance of 320.89 feet to a point in the center point Of Legislative Route No. 19041; thence along the center of Legislative Route No. 19041, South 86 degrees 32 minutes West a distance of 26.83 feet to a point; thence continuing in the center of said road, North 87 degrees 47 minutes West, a distance of 648 feet to the place of beginning.

CONTAINING 0168 acres in accordance to a survey prepared by Lawrence Lebo dated April 17, 1973, of the Wolfinger Plot Briar Creek Township, Columbia County, Pennsylvania. BEING designated as Lot No. 6 A copy of said survey is attached hereto and made a part hereof.

EXCEPTING AND RESERVING unto the Grantors their heirs and assigns, a 16 foot right Of way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly tine of LotNo.5 to the westerly line of Lot No. 7.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct References to quantity are for identification purposes only.

BEING KNOWN AS: 633 KNOB MOUNTAIN ROAD, BERWICK, PENNSYLVANIA 18603  
TAX I.D. 07-10-028-12,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Franklin D. Setzer a/k/a Frank D. Setzer and Nancy L. Setzer by deed dated May 13, 2013 and recorded August 29, 2013 in Instrument Number 201308313, granted and conveyed unto Franklin D. Setzer and Nancy L. Setzer, husband and wife. The said Franklin D. Setzer died on April 21, 2016 thereby vesting title in his surviving spouse Nancy L. Setzer by operation of law.

REAL DEBT: \$127,965.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NANCY L. SETZER  
McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

PROPERTY ADDRESS: 633 KNOB MTN ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-10-028-12,000

## 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  
TERRENCE J. MCCABE, ESQ.  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109

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