

# SHERIFF'S SALE

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Wednesday, April 5th, 2017 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV343 AND CIVIL WRIT NO. 2013CV343 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:

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All that certain lot or parcel of land situate in the Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania, and being more particularly described as follows:

All that certain lot or piece of ground situate in Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania. BEGINNING at a point on the southerly side of an unnamed street, at the northeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the southerly side of said unnamed street north 80 degrees 15 minutes east 150 feet to the northwesterly corner of lot now or late of Robert Victor Ravitsky and Anna Ravitsky, his wife; thence along the westerly line of said Ravitsky lot south 3 degrees 5 minutes east 188.05 feet to the northerly side of another unnamed street; thence along the northerly side of said unnamed street north 82 degrees west 152 feet to the southerly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the easterly line now or late said Marteeny land north 3 degrees 5 minutes west 142.2 feet to the place of beginning. BEING Lot No. 38 in accordance with draft of Howard G. Shulde, Registered Professional Engineer, No. 5895.

BEING KNOWN AS: 15 Lower Woodcrest Road, Berwick, PA 18603  
PROPERTY ID NO.: 0709A009

TITLE TO SAID PREMISES IS VESTED IN Ronald L Schell, Jr., as sole owner BY DEED FROM Dorothy M Lopes, Widow DATED 02/19/2004 RECORDED 02/17/2004 IN DEED BOOK Instrument Number: 200402018.

PROPERTY ADDRESS: 15 LOWER WOODCREST ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-09A-009

## 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.