

SHERIFF'S SALE

Wednesday, September 9th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1212 AND CIVIL WRIT NO. 2013CV1212 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 PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 0710 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject: to all conditions, covenants and restrictions of record.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 18603
TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ANDREW P. KAISER AND PAULA M. KAISER, HIS WIFE, by deed dated January 17, 2007 and recorded October 26, 2007 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200711009, granted and conveyed to Kaiser, Andrew P.

PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-015-00-000

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
MCCABE, WEISBERG & CONWAY PC
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Sheriff of Columbia County
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