

# SHERIFF'S SALE

Wednesday, April 2nd, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2010CV2062 AND CIVIL WRIT NO. 2010CV2062 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,

described as follows, to wit:

BEGINNING at the intersection of a township highway (at the foot of Sult's Mountain and on the southerly side of said mountain) with the old state road; THENCE North 12 degrees West along a fence row and through the middle of a brown pole of Pennsylvania Power & Light Co., along the easterly line of land formerly of Charles D. Artman, Jr. and wife and now or formerly of Ivan L. Sitler and wife, 250 feet to a point; THENCE North 77 degrees 5 minutes East along the southerly line of land formerly of Clark D. Artman, Jr. and wife and now or formerly of Ivan L. Sitler and wife, 494 feet to the northerly side of old state road in a southwesterly direction to the place of Beginning, the same being a triangular piece of ground.

BEING KNOWN AS: 7 Shickshinny Valley Road, Berwick, PA 18603

PROPERTY ID NO.: 07-004-039

TITLE TO SAID PREMISES IS VESTED IN Robert W. Neitz and Mary Jane Neitz, his wife.

BY DEED FROM Gladys Jean Dohl, widowed DATED 6/30/2005 RECORDED 07/05/2005 IN DEED BOOK 200506886.

PROPERTY ADDRESS: 7 SHICKSHINNY VALLEY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07,004-039-00,000

## 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  
UDREN LAW OFFICES, PC  
Woodcrest Corp. Ctr. 111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003

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