

SHERIFF'S SALE

Wednesday, October 14th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV626 AND CIVIL WRIT NO. 2015CV626 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 North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin on the northeasterly right-of-way of Circle Drive leading from Township Route No. 509 to a dead end, said pin being at the southeast corner of Lot No. 42; thence along the easterly line of said Lot No. 42, north 26 degrees 59 minutes 13 seconds east, 325.17 feet to an iron pin on the southerly line of lands now or late of Earl A. and Muriel R. Wolfe; thence along lands of said Wolfe, north 87 degrees 59 minutes 32 seconds east, 129.54 feet to an iron pin at the northwest corner of Lot No. 19; thence along the westerly line of said Lot No. 19, south 15 degrees 00 minutes 04 seconds east, 132.77 feet to an iron pin at the northeast corner of Lot No. 40; thence along the northerly line of said Lot No. 40, south 45 degrees 46 minutes 08 seconds west, 322.70 feet to an iron pin on the northeasterly right-of-way of the aforementioned Circle Drive; thence along said right-of-way on a curve to the left having a delta angle of 18 degrees 46 minutes 55 seconds, a radius of 305.07 feet, and a tangent of 50.46 feet for a distance of 100.00 feet to the place of beginning.

Containing 1.304 acres of land in all. Being Lot No. 41 as laid out for Earl A. and Muriel R. Wolfe and shown on draft prepared by T. Bryce James, RS. dated February 5, 1973. Survey made and description written by T. Bryce James, Reg. Surveyor No. 4708-E.

Title to said Premises vested in Daniel R. Seltzer by Deed from Jason M. Craig and Danielle M. Martz, now by marriage Danielle M. Craig, husband and wife dated 06/12/2009 and recorded 06/16/2009 in the Columbia County Recorder of Deeds in Instrument No. 200905387.

Being known as 54 Circle Drive, Berwick, PA 18603
Tax Parcel Number: 11-05C-16

PROPERTY ADDRESS: 54 CIRCLE DRIVE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 11-05C-16

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.