

SHERIFF'S SALE

Wednesday, December 16th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV902 AND CIVIL WRIT NO. 2015CV902 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 lot or parcel of vacant ground situate in Briar Creek Township, Columbia County, Pennsylvania, and being more particularly bounded and described as follows:

Beginning at a point at common corner of lands of Gregory J. and Judith M. Lehnowsky (Lot No.1) and in the centerline of State Route No. 1017; thence along the centerline of said State Route No. 1017, north eleven degrees one minute fifty-five seconds west (N. 11 degrees 01 minute 55 seconds W.), a distance of ninety-four (94.00 feet) feet to a point; thence, along the same, north ten degrees twenty minutes thirty-one seconds west (N. 10 degrees 20 minutes 31 seconds W.), a distance of eighty-one and five hundredths (81.05 feet) feet to a point common corner with other lands of Frank and Sara Ann Zenzel, Grantors herein; thence, along said other lands of Zenzel and passing through a rebar set twenty-two and five hundredths (22.05 feet) feet from the last mentioned corner, north eighty degrees thirty-seven minutes thirty-one seconds east (N. 80 degrees 37 minutes 31 seconds E.), a distance of two hundred eighty four and eighty hundredths (284.80 feet) feet to a rebar set; thence along the same, south seventeen degrees forty minutes zero seconds east (S. 17 degrees 40 minutes 00 seconds E.), a distance of one hundred seventy-six and eighty-five hundredths (176.85 feet) feet to a rebar found at a common corner of lands of the aforesaid Gregory J. and Judith M. Lehnowsky (Lot No.1); thence, along lands of said Lehnowsky and passing through a rebar found thirty (30 feet) feet from the next mentioned corner, south eighty degrees thirty-seven minutes thirty seconds west (S. 80 degrees 37 minutes 30 seconds W.), a distance of three hundred six and twenty-two hundredths (306.22 feet) feet to the place of Beginning, containing 1.188 Acres of land in all and being Lot No. 5 as more fully shown on a survey Subdivision Plan made by Drumheller Surveying dated May 19, 2000, and which was recorded September 12, 2000, in Map Book 7, at Page 1908.

Under and Subject to a twenty (20 foot) foot wide easement which is located along the southerly line of said Lot and which extends from the easterly line of said Lot to the westerly line of said Lot.

TITLE TO SAID PREMISES IS VESTED IN Douglas S. Dietterick and Victoria M. Dietterick, husband and wife, by Deed from Douglas S. Dietterick, a married man, Dated 02/20/2004, Recorded 03/26/2004, Instrument #200403173.

Tax Parcel: 07-10-044-05-000

Premises Being: 572 Evansville Road, Berwick, PA 18603-5248

PROPERTY ADDRESS: 572 EVANSVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-044-05-000

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
Phelan Hallinan Diamond & Jones, LLP
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Philadelphia, PA 19103

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