

# SHERIFF'S SALE

Wednesday, August 2nd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1434 AND CIVIL WRIT NO. 2014CV1434 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 piece of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 57, this being the West side of the tenth lot West of Eaton Street on the North side of Spring Garden Avenue; thence in a Northerly direction along Lot No. 57 a distance of 170 feet to a fifteen (15) foot alley; thence in a Westerly direction along said alley a distance of 45 feet to the corner of Lot No. 55; thence in a Southerly direction along Lot No. 55 a distance of 170 feet to Spring Garden Avenue; thence in an Easterly direction along Spring Garden Avenue a distance of 45 feet to the place of beginning.

HAVING THEREON erected a dwelling house known as 1643 Spring Garden Avenue, Berwick, PA 18603.  
PARCEL NO. 04D-05-063

BEING THE SAME PREMISES Michael J. Lingerfelt and Gayle L. Lingerfelt, husband and wife, by Deed dated 11/12/2002 and recorded 11/20/2002 in Columbia County Instrument No. 200213569, granted and conveyed unto Daniel R. Hack, Jr. and Kelly L. Hack, husband and wife.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 1643 SPRING GARDEN AVENUE, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D-05-063

## 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  
Leon P. Haller, Esq.  
1719 North Front Street  
Harrisburg, PA 17102-2392

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