

SHERIFF'S SALE

Wednesday, May 4th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1541 AND CIVIL WRIT NO. 2015CV1541 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 Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Briar Cliff Road at the southeast corner of Lot No. 173, thence along Briar Cliff Road, South 13 degrees 16 minutes West a distance of 60 feet to the northerly line of Lot No. 175; thence North 75 degrees 32 minutes West along line of Lot No. 175 a distance of 153.36 feet to a point on the easterly line of Lot No. 176; thence North 10 degrees 46 minutes East along line of Lots Nos. 176 and 177 a distance of 60 feet to a point on the southerly side of Lot No. 173; thence South 75 degrees 34 minutes East along the line of Lot No. 173, a distance of 155.98 feet to the westerly side of Briar Cliff Road, the place of beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 137 BRIARCLIFF ROAD, BERWICK, PA 18603.

BEING Lot No. 174 of Section "C" of Park Place Village.

Parcel No. 04D-03-057-00000.

BEING the same premises which Christina Biddings, by deed dated May 16, 2002 and recorded June 27, 2002 to Columbia County Instrument No. 200207646, granted and conveyed unto Anthony D. Talanca and Shannon M. Talanca.

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: 137 BRIARCLIFF ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-057-0000

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
PURCELL, KRUG & HALLER
1719 North Front Street
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>