

SHERIFF'S SALE

Wednesday, February 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1475 AND CIVIL WRIT NO. 2014CV1475 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 the southeast corner of Pine and Eleventh Street; THENCE along Pine Street in a southerly direction 132 feet to an alley one rod wide; THENCE along said alley in an easterly direction 49 1/2 to Lot 22; THENCE along the westerly boundary line of Lot No. 22 in a northerly direction 132 feet to the southerly boundary line of Eleventh Street; THENCE along the southerly boundary line of Eleventh Street in a Westerly direction 49 1/2 feet to a point; the place of BEGINNING.

BEING Lot No. 21 of Richard Thompson's Addition to the town of Berwick.

Parcel Number: 04-A-03-046

BEING THE SAME PREMISES which John W. McDanel and Amy R. McDanel, by Deed dated December 29, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Instrument No. 200700163, granted and conveyed unto LUIS MARMOL and ANA PEREZ, as joint tenants with Right of Survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04-A-03-046

PROPERTY ADDRESS: 200 EAST 11TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04-A-03-046

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
POWERS, KIRN & ASSOCIATES, LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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