

SHERIFF'S SALE

Wednesday, August 3rd, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV205 AND CIVIL WRIT NO. 2016CV205 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 northerly side of Susquehanna Avenue at the corner of land now or late of the heirs of Alex Dodson; Thence along said land North 6 degrees 5 minutes West 70 feet to land now or late of Harry F. Brittain and Lillian E. Brittain, his wife; THENCE along said land North 81 degrees 50 minutes East 43 feet to other land now or late of said Brittain; THENCE along the same South 6 degrees 40 minutes East 70 feet to Susquehanna Avenue; THENCE along Susquehanna Avenue South 81 degrees 50 minutes West 44 feet to the place of Beginning.

EXCEPTING AND RESERVING, however, to Harry F. Brittain and Lillian E. Brittain, his wife, and their successors in title the joint use of concrete walk along the easterly side of said lot.

BEING THE SAME PREMISES which Barbara A. Ruckle, by Deed dated June 21, 2006 and recorded June 26, 2006 in the Office of the Recorder of Deeds in and for the County of Columbia under Instrument Number 200606401, granted and conveyed unto Arthur H. Croul.

PROPERTY ADDRESS: 507 SUSQUEHANNA AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C04-10900000

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
SHAPIRO & DENARDO
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Sheriff of Columbia County
Timothy T. Chamberlain
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