

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV240 AND CIVIL WRIT NO. 2016CV240 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 Village of Foundryville, Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at Walnut Tree along the Westerly side of Public Road Leading to Berwick; thence North along said Public Road for a distance of 119 feet to the land of D. G. Klinetob; thence west along the land of D. G. Klinetob for a distance of 60 feet to the creek; thence along the Creek South for a distance of 130 feet to the land of Walter B. Klinetob and Catherine Klinetob; thence East along the land of said Walter and Catherine Klinetob for a distance of 100 feet to the Public Road, the point of beginning.

Parcel No.: 07-03B-44

Being the same property conveyed to Carol Hunter, unmarried, who acquired title by virtue of a deed from Kenneth Hunter and Carol Hunter, his wife, dated October 7, 2002, recorded October 8, 2002, at Document ID 200211918, Columbia County, Pennsylvania records.

Property known as 113 Foundryville Road, Berwick, PA 18603

PROPERTY ADDRESS: 113 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03B-44

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 defaulting 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
MANLEY DEAS KOCHALSKI LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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