

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV225 AND CIVIL WRIT NO. 2016CV225 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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Market Street at the corner of Vine Street; thence along Market Street in a westerly direction ninety (90) feet to the corner of Lot No. 176; thence along said lot in a northerly direction one hundred twenty (120) feet to a fifteen (15) foot alley; thence along said alley in an easterly direction ninety (90) feet to Vine Street; thence along Vine Street in a southerly direction one hundred twenty (120) feet to the point and place of BEGINNING.

Being the same premises which Daniel J. Crispell and Jeanette E. Crispell, H/W by deed dated 3/21/00 and recorded 2/27/01 in the Office of the Recorder of Deeds in and for the County of Columbia, Commonwealth of Pennsylvania, as instrument number 200101579 granted and conveyed unto Daniel J. Crispell.

Being Parcel Number: 04B-01-16

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Crispell and Jeanette E. Crispell, h/w, by Deed from Daniel J. Crispell, dated 03/21/2000, recorded 02/27/2001 in Instrument Number 200101579.

Tax Parcel: 04B-01-016-00.000

Premises Being: 2000 North Market Street, Berwick, PA 18603-1325

PROPERTY ADDRESS: 2000 NORTH MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-01-016-00.000

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
PHELAN & HALLINAN
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Sheriff of Columbia County
Timothy T. Chamberlain
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