

SHERIFF'S SALE

Wednesday, September 7th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV715 AND CIVIL WRIT NO. 2014CV715 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 and parcel of land situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on an unnamed street, at the corner of Lot No. 8, now or late of Beatrice M. Faissner, now known as Beatrice M. Williams; thence along said street South 10 degrees West a distance of 198 feet to a sixteen foot alley; thence along said alley North 81 degrees West 150 feet to a sixteen foot alley; thence along said alley North 10 degrees East 198 feet to the corner of Lot No. 8 aforesaid; thence along said lot South 81 degrees East 150 feet to the place of beginning.

Being Lots No. 5, 6 and 7 in the plot of lots laid out by C. H. Campbell and surveyed by Boyd Truscott, February 13, 1903.

Parcel No.: 06-01C-006-00-000

BEING the same property conveyed to Richard E. Aikey, Jr. and Diane S. Aikey, his wife, as tenants by the entirety, who acquired title by virtue of a deed from Christopher S. Frizzell and Cindy M. Frizzell, his wife, dated August 18, 2004, recorded August 20, 2004, at Instrument Number 200409601, Columbia County, Pennsylvania records.

Property known as 6118 F Park Road, Berwick, PA 18603

PROPERTY ADDRESS: 6118 F PARK ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-01C-006-00-000

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
Zucker, Goldberg, Ackerman
200 Sheffield Street
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Sheriff of Columbia County
Timothy T. Chamberlain
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