

SHERIFF'S SALE

Wednesday, September 6th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV447 AND CIVIL WRIT NO. 2016CV447 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, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Old Berwick Road, being U.S. route No. 11 in the Village of Espy and on the westerly side of a 12 foot alley; THENCE along Old Berwick Road South 74 degrees 35 minutes 40 seconds West 47.54 feet to an iron pin in line of other lands now or formerly of Larry P. and Dorothy J. Hess;

THENCE along other lands now or formerly of Larry P. and Dorothy J. Hess, North 15 degrees 24 minutes 20 seconds West, 190 feet to south side of a 12 foot wide alley, THENCE along the south side of said alley, North 74 degrees 35 minutes 40 seconds East 47.54 to the west side of a 12 foot alley; THENCE along said alley, South 15 degrees 24 minutes 20 seconds East 190 feet to the place of BEGINNING.

CONTAINING 9,032.60 square feet. WHEREON is erected a frame dwelling.

IT BEING Lot No. 1 of a draft of lots prepared by L. Wayne Laidacker, R. S. dated July 20, 1983 recorded in Columbia County Map Book 5, page 112.

BEING KNOWN AS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 031-03C2-108-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Rodney F. Burkland and Ann M. Burkland, his wife by deed dated August 8, 2006 and recorded August 10, 2006 in Instrument

Number 200608233, granted and conveyed unto Bradley Rodney F. Burkland and Jennifer L. Burkland, his wife as to an undivided one-half interest and Rodney F. Burkland and Ann M. Burkland, his wife as to an undividing one-half interest, and all holdings as Joint Tenants with the Right of Survivorship.

PROPERTY ADDRESS: 2693 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-108-01-000

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
TERRENCE J. MCCABE, ESQ.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>