

SHERIFF'S SALE

Wednesday, May 3rd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV727 AND CIVIL WRIT NO. 2016CV727 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 easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241 feet), more or less, to an alley; thence along said alley in a southerly direction forty-nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet), more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Allan L. Vandermark and Vivian Irene Vandermark, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Sterner, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

PROPERTY ADDRESS: 344 NORTH VINE STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04B-04-092-00,000

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
Martha E. Von Rosenstiel, Esq.
649 South Avenue, Suite 7
Secane, PA 19018

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