

# SHERIFF'S SALE

Wednesday, November 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV671 AND CIVIL WRIT NO. 2016CV671 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 lot, piece, or parcel of land lying and being situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone on the east side of State Road, Route 19044, leading from Berwick to Jonestown, at the northwesterly corner of land now or late of Jack Belles; thence along said State Road N. 23 degrees 15 feet E. One hundred and eighty-six feet to a post; thence along land now or late of Henderson F. Belles S. 87 degrees E. One hundred and six feet to a post; thence continuing along same S. 1 degree W. one hundred and seventy two and two-tenths feet to a post on line of land now or late of Jack Belles thence along same N. 88 degrees W. one hundred and seventy-eight feet to the place of beginning.

BEING the same property conveyed to Andrew P. Kaiser, a married man, by deed from Andrew P. Kaiser and Paula M. Kaiser, his wife, dated January 17, 2007, recorded October 26, 2007 in the Columbia County Clerk's/Register's Office as Instrument number 200711009.

BEING known as 338 Kachinka Hollow Road, Berwick, PA 18603.  
PARCEL ID. 07 1001500000. PIN: 07 1001500.

PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 071001500000

## 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  
MATTLEMAN, WEINROTH & MILLER, P.C.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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