

SHERIFF'S SALE

Wednesday, November 9th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV1152 AND CIVIL WRIT NO. 2012CV1152 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:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN BOROUGH OF BERWICK IN THE COUNTY OF COLUMBIA, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 05/10/2001 AND RECORDED 05/14/2001 AS INSTRUMENT NUMBER 2001-04380 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE; AND REFERENCED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 96 ON THE NORTHERLY SIDE OF BRITTAIN STREET; THENCE NORTH ALONG THE LINE OF SAID LOT NO. 96 AND PARALLEL WITH SCANLON STREET A DISTANCE OF 160 FEET TO A FIFTEENFOOT ALLEY; THENCE WESTERLY ALONG SAID ALLEY AND PARALLEL WITH BRITTAIN STREET A DISTANCE OF 55 FEET TO THE NORTHEAST CORNER OF LOT NO. 98; THENCE ALONG LOT NO. 98 PARALLEL WITH BOWMAN STREET A DISTANCE OF 160 FEET TO THE NORTH SIDE OF BRITTAIN STREET; THENCE EASTERLY ALONG SAID STREET A DISTANCE OF 55 FEET TO THE CORNER, THE PLACE OF BEGINNING. BEING ALL OF LOT NO. 97 AND A PORTION OF LOT NO. 96 IN FAIRCHILD'S ADDITION TO BERWICK, ON WHICH IS ERECTED A SMALL DWELLING HOUSE AND GARAGE.

TITLE TO SAID PREMISES IS VESTED IN Brenda J. Kreischer and Ricky Lee Kreischer, her husband, by Deed from Jean E. Miller, widow, dated 05/10/2001, recorded 05/14/2001 in Instrument Number 200104380.

Tax Parcel: 04D-02-102-00-000

Premises Being: 1711 Brittain Street, Berwick, PA 18603-2507

PROPERTY ADDRESS: 1711 BRITTAIN STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-02-102-00-000

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 Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

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