

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV817 AND CIVIL WRIT NO. 2016CV817 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 Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a corner on Fourth Street adjoining Lot Number Nineteen (19); thence East forty-nine and one-half (49 1/2) feet to corner adjoining lands now or late of Theodore Fowler; thence North one hundred sixty-five (165) feet to an alley; thence West forty-nine and one half (49 1/2) feet to a corner adjoining Lot Number Nineteen (19); thence South one hundred sixty-five (165) feet to Fourth Street, the place of beginning.

Commonly known as: 437 East 4th Street, Berwick, PA 18603

Parcel Number: 04A-08-059

Fee Simple Title Vested in Steven R. Scott and Tara J. Scott, husband and wife by deed from Scott G. Watkins, joined by his spouse, Denise Watkins, dated April 20, 2007, recorded April 24, 2007, in the Columbia County Recorder of Deeds Office in Deed Instrument Number 200704117.

PROPERTY ADDRESS: 437 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-059

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
Stern and Eisenberg, PC
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Warrington, PA 18976

Sheriff of Columbia County
Timothy T. Chamberlain
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