

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV816 AND CIVIL WRIT NO. 2016CV816 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 situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of Summerhill Avenue, East of the intersection of Broad Street with said Avenue, said point begin on the Easterly line of land formerly of Dale I. Fox and Pauline Fox, his wife; THENCE (1) along said land South 30 1/4 degrees East, a distance of 205 1/2 feet, more or less, to an alley; THENCE (2) along said alley North 64 1/2 degrees East, a distance of 78 feet, more or less to a corner; THENCE (3) north 30 1/4 degrees West, a distance of 227 feet, more or less, to Summerhill Avenue; THENCE (4) along Summerhill Avenue South 49 1/2 degrees West, a distance of 76 feet, more or less, to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Dawn C. Musselman, by Deed from Kevin J. Eckroth and Ann Eckroth, husband and wife, Dated 05/24/2010, Recorded 05/28/2010, Instrument No. 201004426,

Tax Parcel: 04A-11-145

Premises Being: 533 Summerhill Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 533 SUMMERHILL AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-11-145

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 LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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