

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1416 AND CIVIL WRIT NO. 2015CV1416 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 OF PARCEL OF LAND LYING AND BEING 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 SOUTHERLY SIDE OF SPRING GARDEN AVENUE AT THE CORNER OF LOT NO. 42; THENCE ALONG SPRING GARDEN AVENUE IN AN EASTERLY DIRECTION FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 44; THENCE ALONG SAID LOT IN A SOUTHERLY DIRECTION ONE HUNDRED SEVENTY-FIVE FEET (175) TO A FIFTEEN

(15) FOOT WIDE ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION FORTY-FIVE (45) FEET TO LOT NO. 43 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK BEING KNOWN AS: 1626 Fairview Avenue, Borough of Berwick, PA 18603

PROPERTY ID NO.: 4D-5-75-1

TITLE TO SAID PREMISES IS VESTED IN Earl E. Yoder and Alfonso P. Korus, as joint tenants with the right of survivorship BY DEED FROM John Horek and Julia Horek, his wife DATED 07/22/1989 RECORDED 09/11/1989 IN DEED BOOK 437 PAGE 18.

PROPERTY ADDRESS: 1626 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 4D-5-75-1

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
UDREN LAW OFFICES, PC
Woodcrest Corp. Ctr. 111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003

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