

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1476 AND CIVIL WRIT NO. 2015CV1476 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 Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Easterly side of Hill Top Road at the Southwesterly corner of Lot No. 119, being land of Rodgers; THENCE along the Southerly line of Lot No. 119; South 67 degrees 3S minutes East 150.00 feet to a point on the Westerly line of Davenport; THENCE along the Westerly line of Davenport, South 22 degrees 10 minutes West 128.49 feet to a point in the Northerly line of Gradus; THENCE along the Northerly line of said Gradus, North 67 degrees 35 minutes West 150.00 feet to a point in the Easterly line of Hill Top Road; THENCE along the Easterly line of said Hill Top Road, North 22 degrees 10 minutes East 130.00 feet more or less, to the place of BEGINNING.

BEING Lot No. 118 and part of Lot No. 117 upon which is erected a single family dwelling house.

SUBJECT TO RESTRICTIONS, RESERVATIONS, QUALIFICATIONS, AND PROVISIONS AS CONTAINED IN PRIOR DEEDS IN CHAIN OF TITLE.

BEING KNOWN AS: 46 HILLTOP RD, Berwick, PA 18603
PROPERTY ID NO.: 07 02C02000

TITLE TO SAID PREMISES IS VESTED IN CURTIS J. DODSON AND SHARON I. DODSON, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM CRAIG A. CRISMAN AND SUSAN J. CRISMAN, HIS WIFE DATED 05/15/2008 RECORDED 05/30/2008 IN DEED BOOK Inst#200805209

PROPERTY ADDRESS: 46 HILLTOP ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 0702C02000

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