

SHERIFF'S SALE

Wednesday, March 8th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1009 AND CIVIL WRIT NO. 2016CV1009 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 on the northwest side of Seventh Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Seventh Street and Lot No. 32; thence along said lot in a northerly Lot No. 181-1/2 feet to Eighth Street; thence along Eighth Street in an easterly direction 49-1/2 feet to Lot No. 34; thence along said lot in a southerly direction 181-1/2 feet to Seventh Street aforesaid; thence along said street in a westerly direction 49-1/2 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Bart J. Fisher and Mary Faith Fisher, his wife, by Deed Dated March 31, 2011 and Recorded April 1, 2011, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument # 201103283, granted and conveyed unto Edward C. Fyke and Cherese N. Fyke, his wife, as tenants by the entirety.

PROPERTY ADDRESS: 209 EAST 7TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0405800000

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