

SHERIFF'S SALE

Wednesday, May 3rd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1166 AND CIVIL WRIT NO. 2016CV1166 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 property situated in the borough of Berwick in the county of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated 01/31/1997 and recorded 02/27/1997, among the land records of the county and state set forth above, in deed volume 648 page 1035.

BOUNDED on the north by East Sixth Street; on the east by Lot No. 199; on the south by a 33 foot alley; and on the west by Lot No. 197. Being Lot No. 198 in Gilbert Fowler's Addition to Berwick. Being 49 1/2 feet more or less front on Sixth Street, and 165 feet in depth of the same width.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Reap, married person, by deed from Robert J. Reap and Elaine M. Reap, Dated 12/16/2002, Recorded 01/13/2003, Instrument No. 200300382.

Tax Parcel: 04A-09-008

Premises Being: 322 East 6th Street, Berwick, PA 18603-3202

PROPERTY ADDRESS: 322 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-008

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
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