

SHERIFF'S SALE

Wednesday, June 7th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV110 AND CIVIL WRIT NO. 2017CV110 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 to wit:

BEGINNING on the north side of Orange Street at the southeast corner of Lot No. 337; thence in an easterly direction along the northerly side of Orange Street a distance of 46.7 feet to the southwest corner of Lot No. 335; thence northerly along the westerly side of Lot No. 335, a distance of 160 feet to a 15 foot alley; thence westerly along the southerly side of said alley a distance of 46.7 feet to the northeast corner of Lot No. 337; thence southerly along the easterly side of Lot No. 337 a distance of 160 feet to Orange Street, the place of beginning.

BEING Lot No. 336 of the Berwick Land & Improvement Company's Addition to West Berwick. See plot or plan being recorded in the Office for the Recording of Deeds, etc., and in for Columbia County in Miscellaneous Book No. 8, page 366.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1425 Orange Street, Berwick, PA 18603.
PARCEL ID# 04D-08-193

UNDER AND SUBJECT to and together with grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Carol A. Vezendy, by deed dated September 20, 2010 and recorded September 22, 2010 to Columbia County Instrument No. 2010 08481, granted and conveyed unto Matthew R. Fleming.

PROPERTY ADDRESS: 1425 ORANGE STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-08-193

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