

SHERIFF'S SALE

Wednesday, August 2nd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV242 AND CIVIL WRIT NO. 2017CV242 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 or piece of ground with the buildings and improvements thereon erected situate in the Borough of Berwick (formerly Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 6, Duvall Dickson Second Plot on the Foundryville Road; THENCE northerly along Foundryville Road a distance of 49 1/2 feet to Lot No. 8; THENCE easterly a distance of 150 feet to a 15 foot alley; THENCE southerly a distance of 49 1/2 feet to Lot No. 6; THENCE westerly a distance of 150 feet to the place of beginning.

BEING Lot No. 7 of Duval Dickson's Second Plot to Berwick. WHEREON is erected a large frame dwelling house and outbuildings and known as: 224 Summerhill Avenue, Berwick, PA 18603.

PARCEL NO: 04A-02-133

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

BEING THE SAME premises which Adam Jones et al, by Deed dated and recorded September 25, 2009 in Columbia County Deed Instrument No. 200909141, granted and conveyed unto Jeffrey Michael Kohan and Jennifer Jo Kohan, his wife.

PROPERTY ADDRESS: 224 SUMMERHILL AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-133

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.
1719 North Front Street
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Sheriff of Columbia County
Timothy T. Chamberlain
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