

# SHERIFF'S SALE

Wednesday, April 4th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV497 AND CIVIL WRIT NO. 2017CV497 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, situate on the westerly side of Old Turnpike Road, now State Highway, leading from Foundryville to Jonestown, in the Village of Foundryville, Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron post, corner of land now or Late of William Bower; thence along said Turnpike Road or State Highway north 26 degrees 45 minutes west 161 feet to an iron post; thence along other land now or late of Home Owners Loan Corporation south 69 degrees 15 minutes west 341 1/2 feet to an iron post; thence along line of land now or late of John Klinerob south 40 degrees 30

minutes east 169 feet to a fence post; thence along land now or late of William Bower north 69 degrees 15 minutes east 301.9 feet to an iron post, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN NANETTE E. WOODRUFF, by Deed from CAROL SHERMAN AND LARRY SHERMAN, HER HUSBAND, DONNA ALBERTSON AND BYRON M. ALBERTSON, HER HUSBAND, AND JAMES DRUMHELLER AND DONNA R. DRUMHELLER, HIS WIFE, Dated 04/19/2007, Recorded 04/27/2001, Instrument No. 200103690.

Tax Parcel: 07 03B-036

Premises Being: 151 Foundryville Road, Berwick, PA 18603-5805

PROPERTY ADDRESS: 151 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03B-036

## 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  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

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