

SHERIFF'S SALE

Wednesday, November 15th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV96 AND CIVIL WRIT NO. 2017CV96 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 at a point on the southerly side of Hillside Drive at the northeasterly corner of Lot Number Thirteen (13); thence along the southerly side of said Hillside Drive North sixty-seven (67) degrees forty-three (43) minutes East, a distance of eighty (80) feet to the north westerly corner of Lot Number Fifteen (15); thence along the westerly side of said Lot Number Fifteen (15), South twenty-two (22) degrees seventeen (17) minutes East, a distance of ninety (90) feet to the northerly side of a fifteen foot alley; thence along the northerly side of said alley, South sixty-seven (67) degrees forty-three (43) minutes West, a distance of eighty (80) feet to the southeasterly corner of Lot number Thirteen (13); thence along the easterly side of said lot Number Thirteen (13), North twenty-two (22) degrees seventeen (17) minutes West, a distance of ninety (90) feet to the place of beginning.

Being Lot Number Fourteen (14) on map entitled "Wolfinger and Shaffer Plot, Berwick, Penna., Scale 1"= 50', Sep. 4, 1965, Lawrence G. Lebo, PE 10355."

Parcel No.: 04A-11-150-09-000

Being the same property conveyed to David J. Keck who acquired title by virtue of a deed from John H. Zofcin, by his Attorney-in-Fact Harold J. Zofcin, and Hilda E. Zofcin, his wife, by her Attorney-in-fact Harold J. Zofcin, dated August 29, 2008, recorded October 7, 2008, at Instrument Number 200810453, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 607 Hillside Drive, Berwick, PA 18603

PROPERTY ADDRESS: 607 HILLSIDE DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-11-150-09-000

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
MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028
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Sheriff of Columbia County
Timothy T. Chamberlain
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