

SHERIFF'S SALE

Wednesday, September 22nd, 2010 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2009-CV-1444 AND CIVIL WRIT NO. 2009-CV-1444 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 PIECE OR PARCEL or tract of land situated on the easterly side of Oak Street, Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

?BEGINNING at the northwesterly comer of Lot No. 29:

THENCE northerly along Oak Street a distance of F arty-nine and one-half (491/2) feet to the southwesterly corner of Lot No. 31;

THENCE easterly along said lot a distance of One Hundred Seventy-three (173) feet to an alley;

THENCE southerly along said alley a distance of Forty-nine and one half (491/2) feet to the northeasterly comer of Lot No. 29;

THENCE westerly along said lot a distance of One Hundred Seventy-three (173) feet to Oak Street, the place of BEGINNING.

? BEING Lot No. 30 as numbered and designated upon the general plot or plan of the Borough of Berwick, Pennsylvania.

TAX PARCEL # 04B-04-032

BEING KNOWN AS: 342 North Oak Street, Berwick, PA 18603

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
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