

# SHERIFF'S SALE

Wednesday, October 27th, 2010 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 60 OF 2010 ED AND CIVIL WRIT NO. 402 OF 2010 JD 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:

## PREMISES "A"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Second Street and Miller Alley;

THENCE Northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley Eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford Public Theaters Corp.;

THENCE by said lot, Southwardly 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, Westwardly 43 feet 6 inches to a corner, the place of Beginning.

UPON WHICH is erected a three story brick business building and two story garage.

THIS PROPERTY is located at 35-37 Main Street, Bloomsburg and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

## PREMISES "B"

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

### TRACT NUMBER 1:

BEGINNING at an iron pin on the Southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the Easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East 41.6 feet to an iron pin;

THENCE along land owned now or formerly by Murray and Barry L. Jude, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin located on the Northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West, 41.6 feet to an iron pin, located on the Easterly line of another 15 foot alley;

THENCE along the Easterly side line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the Southerly line of West Eleventh Street, the place of Beginning.

### TRACT NUMBER 2:

THE ABOVE DESCRIPTION is intended to include and this Deed is intended to convey a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after a hearing held on July 27, 1979.

ALL of the Grantor's right, title and interest is hereby conveyed to the Grantee in a certain 7 1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7 1/2 feet by 41.6 feet, running along the Southerly portion of the above-described Tract Number 1.

BEING THE PROPERTY known as 120 West Eleventh Street, Berwick, PA

TAX PARCEL #05E-04-062 (PREMISES "A") TAX PARCEL #04B-03-031 (PREMISES "B")

## 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  
Timothy T. Chamberlain  
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