

SHERIFF'S SALE

Wednesday, September 1st, 2010 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 55 OF 2010 ED AND CIVIL WRIT NO. 1812 OF 2009 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:

ALL THOSE CERTAIN lots, pieces or parcels of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwesterly corner of Eaton Street and Spring Garden Avenue; THENCE in a Westerly direction along Spring Garden Avenue, 90 feet to the corner of Lot No. 64; THENCE in a Northerly direction along Lot No. 64, 170 feet, more or less, to a 15 foot alley; THENCE in an Easterly direction along said alley 90 feet to Eaton Street; THENCE along Eaton Street in a Southerly direction 170 feet, more or less, to Spring Garden Avenue, the place of BEGINNING.

Being Lot Nos. 65 and 66 in Berwick Land and Improvement Company's Addition to the Borough of Berwick, formerly West Berwick.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Levan and Amy Lyn Levan, h/w, by Deed from Micheal A. Barton and Aimee S. Barton, h/w, dated 07/31/2002, recorded 08/02/2002 in Instrument Number 200209123.

Premises being: 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Tax Parcel # 04D-05-071,000

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
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Sheriff of Columbia County
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