

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 101 OF 2010 ED AND CIVIL WRIT NO. 808 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:

ALL THAT CERTAIN 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 corner of Lot No. 304 on Mary Street; thence Westerly a distance of 100 feet to Chestnut Street extension; thence Northerly a distance of 145 feet to a 15 foot alley; thence a distance of 98 feet to corner of Lot No. 304; thence Southerly a distance of 145 feet to the place of beginning.

BEING KNOWN AS 301 MARY STREET, BERWICK, PA 18603

PROPERTY ID NO.: 04A-01-064

TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. COPE AND SUSAN R. COPE, HIS WIFE BY DEED FROM TIMOTHY E. DUNN AND LISA DUNN, HIS WIFE DATED 04/29/1994 RECORDED 05/04/1994 IN DEED BOOK 567 PAGE 832.

## 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  
Mark Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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