

# SHERIFF'S SALE

Wednesday, September 22nd, 2010 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 94 OF 2010 ED AND CIVIL WRIT NO. 842 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:

BEGINNING on the northerly side of First Avenue, at the southeast corner of Lot No. 617; thence easterly along the northerly side of First Avenue, Forty-five (45) feet to the southwesterly corner of Lot No. 615; thence northerly along the westerly side of Lot No. 615, One hundred sixty (160) feet to a fifteen (15) foot alley; thence westerly along the southerly side of said alley Forty-Five (45) feet, to the northeasterly corner of Lot No. 417; thence southerly along the easterly side of Lot No. 617, One hundred sixty (160) feet to the First Avenue, the place of beginning. BEING Lot No. 616 of the Berwick Land and Improvement Company's Addition to Berwick according to plot or plan recorded in the Office of the Recorder of Deeds in and for Columbia County in Miscellaneous Book 8, page 366, et seq.

The improvements thereon being known as 1419 1st Avenue, Berwick, PA 18603.

Parcel No. 04D-06-033

BEING THE SAME PREMISES which Dorothy M. Leckie and James Leckie, her husband, by Deed dated July 8, 2002 and recorded July 9, 2002, in the Office for the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200208003, granted and conveyed unto the Howard A. Mills and Cindy L. Kemper, as tenants in common, in fee.

## 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 defaulting 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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