

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 30 OF 2010 ED AND CIVIL WRIT NO. 729 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 that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22; then along River Street in a southwesterly direction fifty-five and seventy-seven on hundredths feet to line of Lot No. 24; then along line of Lot No. 24 in a northerly direction one hundred sixty two and nine tenths feet; thence in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of lot No. 22; then along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of beginning.

Same being the southerly portion of Lot No. 23 on Plan of Fowlers Second Addition to Berwick.

BEING THE SAME premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed date May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104085, granted and conveyed unto Shirley Wehr, Grantor herein.

BEING KNOWN AS: 605 SUSQUEHANNA AVENUE, BERWICK, PA 18603

PROPERTY ID NO.: 4C-04-079

TITLE TO SAID PREMISES IS VESTED IN JOHN R. BEITER BY DEED FROM SHIRLEY WEHR DATED 6/13/07 RECORDED 7/11/07 IN DEED INSTRUMENT NO.: 200707051.

## 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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