

SHERIFF'S SALE

Wednesday, October 27th, 2010 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 128 OF 2010 ED AND CIVIL WRIT NO. 60 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 tract, piece or parcel of land, together with a large two and one-half story frame dwelling house and frame garage thereon erected, situate on the Northerly side of East Front Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Northerly side of East Front Street, between Chestnut and Walnut Streets, at corner of Lot No. 95 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in a Northerly direction along the Easterly line of Lot No. 95, a distance of One Hundred One (101) feet Six (6) inches to line of land now or late of William O. Oliver; THENCE in an Easterly direction and on a line parallel with the East Front Street a distance of Forty-Nine (49) feet and Six (6) inches to the Westerly line of Lot No. 103, now or late of the property of Iona Seely; THENCE in a Southerly direction along the Westerly line of Lot No. 103, a distance of One Hundred One (101) feet Six (6) inches to the Northerly line of East Front Street; THENCE in a Westerly direction along the Northerly line of East Front Street a distance of Forty-nine (49) and one-half (49 1/2) feet to the corner of Lot No. 95, the place of BEGINNING.

THIS description is to cover and this deed to convey the Southerly part of Lot No. 96 as marked and numbered in the general plan of in lots in the Borough of Berwick.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Blan and Jamie N. Blan, h/w, by Deed from Adam C. Sorber and Michelle J. Sorber, his wife, dated 07/26/2007, recorded 07/31/2007 in Instrument Number 200707895.

Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

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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