

SHERIFF'S SALE

Wednesday, April 2nd, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV21 AND CIVIL WRIT NO. 2012CV21 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:

PREMISES A: (LOT 1069):

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 point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning. BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

"BEING the same premises which August DeFrank and Clara DeFrank, his wife, by deed dated October 26, 1962 and recorded in Columbia County, Pennsylvania in Deed Book 216 page 139, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

EXCEPTING THEREOUT AND THEREFROM:

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 point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence, in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Peter J. Furek and Mildred Furek, his wife, by deed dated May 7, 1976 and recorded in Columbia County, Pennsylvania in Deed Book 276 page 939, granted and conveyed unto Peter J. Furek and Mildred Furek, his wife, in fee.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

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 point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING the same premises which Mildred Furek, Widow, by deed dated December 29, 1989 and recorded in Columbia County, Pennsylvania in Deed Book 443 page 934, granted and conveyed unto Darene Bloom, in fee.

THE REMAINING LOT BEING 1069 KNOWN AS COUNTY PARCEL NO. 04D-06-110.

PREMISES 'B' (LOT 1070):

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 point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING LOT NO. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

COUNTY PARCEL NO. 04D-06-110-01.

BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Furek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Furek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company:

(3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7,227 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Stephen C. Tyrrell, by Deed from Mildred Turek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Tax Parcel: 04D-06-110-00,000, 04D-06-110-01,000, 04D-06-111-00.000

-Premises Being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

PROPERTY ADDRESS: 1546 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-110-00,000 / 04D-06-110-01,000/ 04D-06-111-

Seized

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.