

SHERIFF'S SALE

Wednesday, November 19th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV518 AND CIVIL WRIT NO. 2012CV518 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 THOSE CERTAIN lots, pieces or parcels of land situate on the south side of Freas Avenue in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

PARCEL NO. 1: (Map I.D. 04D-07-06701)

BEGINNING at the northeasterly corner of Lot No. 1034; thence easterly along the southerly side of Freas Avenue a distance of 46.4 feet to the northwesterly corner of Lot No. 1032; thence southerly along the westerly side of Lot No. 1032, a distance of 160 feet to a 15 foot alley; thence westerly along the northerly side of said alley a distance of 46.4 feet to the southeasterly corner of Lot No. 1034; thence northerly along the easterly side of Lot No. 1034 a distance of 160 feet to Freas Avenue, the place of BEGINNING.

This description is intended to cover this deed to convey Lot No. 1033 of the Berwick Land & Improvement Company's Addition to Berwick, being part of what was formerly known as the Ferris Farm.

HAVING THEREON ERECTED A DWELLING known as 1304 Freas Avenue, Berwick, PA 18603.

PARCEL NO. 2: (Map I.D. 04D-07-06700)

BEGINNING at a point on Freas Avenue at the southwesterly intersection of Arch Street and Freas Avenue; thence in a westerly direction along Freas Avenue, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a southerly direction along line of Lot No. 1033, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to Arch Street; thence along Arch Street in a northerly direction, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1032 in the Berwick Land & Improvement Company's Addition to Berwick, as shown and numbered on plot or plan.

PARCEL NO. 3: (Map I.D. 04D-07-06700)

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1033; thence in a westerly direction along Freas Avenue a distance of 46.4 feet to a corner of Lot No. 1035; thence in a southerly direction along line of Lot No. 1035, a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley, a distance of 46.4 feet to corner in line of Lot No. 1033; thence in a northerly direction along line of Lot No. 1033, a distance of 160 feet to Freas Avenue, the place of BEGINNING.

Being Lot No. 1034 in the Berwick Land & Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES WHICH William Ruffler et al, by Corrective Deed dated June 21, 2011 and recorded August 25, 2011 in Columbia County Instrument No. 201108006, granted and conveyed unto Shane E. Temple and Katelynn M. Voelker.

PROPERTY ADDRESS: 1304 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-07-06701

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
Leon Haller, Esq.
1719 North Front Street
Harrisburg, PA 17102-2392

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