

# SHERIFF'S SALE

Wednesday, September 17th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV935 AND CIVIL WRIT NO. 2013CV935 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, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickersheid, by Deed from Cindy L. Vargo, n/b/m Cindy L. Nevius and John

Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00,000

Premises Being: 218 Hughes Street Berwick, PA 18603-4618

PROPERTY ADDRESS: 218 HUGHES STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-064-00,000

## 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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