

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1236 AND CIVIL WRIT NO. 2013CV1236 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 parcel of land and improvements thereon situate In Briar Creek Township. Columbia County. Pennsylvania and designated as Parcel No. 07-03-031 and more fully described In a Deed dated 10/16/1998 and recorded In Columbia County Deed/Record Book Volume 706 page 685.

ALSO DESCRIBED AS:

ALL that tract of land together with a two story frame dwelling and additional improvements erected thereon situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the public road leading from Berwick to Foundryville; thence north 81 3/4 degrees west 41 feet; thence south 56 degrees 40 feet west; thence south 81 degrees west 135 feet to corner of land now or late of Berger and Harman; thence south 89 1/4 degrees west 22 feet to a gum; thence north 87 degrees west 193 feet; thence south 78 degrees west 165 feet to corner of land formerly of Wallace Seybert; thence by the same south 83 degrees east 582 feet to a stone corner; thence South 4 1/4 degrees west 196 feet to the middle of public road; thence by the same north 49 degrees east 81 feet; thence north 29 1/2 degrees east 139 feet; thence north 6 degrees east 91 feet; thence north 32 3/4 degrees west 38 feet; thence north 53 degrees west 115 feet to the place of beginning.

CONTAINING one and 66/100 acres of land.

TAX PARCEL # 07-03-031

BEING KNOWN AS: 57 Foundryville Road, Berwick, PA 18603

PROPERTY ADDRESS: 57 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-031

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.