

SHERIFF'S SALE

Wednesday, March 18th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013-CV-808 AND CIVIL WRIT NO. 2013-CV-808 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING on the easterly side of Vine Street at the northwesterly corner of Lot No. 18; thence easterly along same parallel with Sixth Street, a distance of 160 feet to an alley, thence northerly along the same parallel with vine Street, a distance of 49 feet to an alley, parallel with Sixth Street; thence westerly along the same, a distance of 160 feet to Vine Street; and thence southerly along same, a distance of 49 feet to the place of beginning.

CONTAINING 7840 square feet of land, and being numbered and designated as Lot No. 19 of Jackson and Crispin Addition to the Borough of Berwick, upon which is erected a dwelling and other improvements.

EXCEPTING AND RESERVING from the above described premises, 3234 square feet of land as conveyed by Florence M. Rupert to Delmar O. Wolfinger and Paul W. Shaffer, t/a/d/b/a Wolfinger & Shaffer, by their deed dated June 2, 1970 and recorded in Columbia County Deed Book 248 Page 978.

IMPROVED with a single family dwelling known as 614 Vine Street, Berwick, Columbia County, Pennsylvania.

TAX PARCEL # 04B-04226

BEING KNOWN AS: 614 North Vine Street, Berwick, PA 18603

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
Michael T. McKeever
BNY Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

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