

SHERIFF'S SALE

Wednesday, July 16th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV433 AND CIVIL WRIT NO. 2014CV433 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 tract or parcel of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at a spike at the northwest corner of Lot No. 657, which faces on Second Avenue;

THENCE in a southerly direction along Lot No. 657, South 01 degrees West, a distance of 160 feet to a spike on the southwest corner of Lot No. 657 and a 15 foot alley;

THENCE in a westerly direction along said alley, North 89 degrees West, a distance of 45 feet to a spike located at the southeast corner of Lot No. 659;

THENCE in a northerly direction along said Lot No. 659, North 01 degree East, a distance of 160 feet to an iron pin at the northwest corner of Lot No. 659;

THENCE in a westerly direction along a 5 foot concrete sidewalk which borders Second Avenue, South 89 degrees East, a distance of 45 feet to the PLACE OF BEGINNING.

BEING Lot No. 658 in Berwick Land and Improvement Company's Plot of Lots, and HAVING ERECTED thereon a dwelling known

as 1130 Second Avenue and a shed.

BEING FURTHER that said description is taken from a survey of James H. Patton, R.S., dated April 23, 1975.

TITLE TO SAID PREMISES IS VESTED IN Brian M. Progansky, by Deed from Jared K. Shoemaker, unmarried and Brian M. Progansky, unmarried and Justin A. Lewis and Nicole Lewis, his wife, dated 05/14/2008, recorded 05/22/2008 in Instrument Number 200804934.

Tax Parcel: 04C-01-186-00,000

Premises Being: 1130 Second Avenue Berwick, PA 18603-1704

PROPERTY ADDRESS: 1130 SECOND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-186-00,000

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 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.