

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV663 AND CIVIL WRIT NO. 2014CV663 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 situate in the Borough of Berwick, formerly Borough of West Berwick, in the County

of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the easterly side of Orchard Street at a distance of 130 feet 5 inches in a southerly direction from the intersection of Orange and Orchard Streets, the said place of beginning being on the dividing line between Lots No. 29 and No. 30 on said plot; thence in an easterly direction along line of Lot No. 29 a distance of 95 feet; thence in a southerly direction parallel with Orchard Street a distance of 45 feet to line of Lot No. 31; thence in a westerly direction along Lot No. 31 a distance of 95 feet to Orchard Street aforesaid; thence in a northerly direction along Orchard Street a distance of 45 feet to the place of beginning.

BEING the westerly portion of Lot No. 30 as marked and numbered in plot of lots of Ferris Addition to West Berwick, (Now Berwick)

as restaked and measured in the month of May, A. D., 1902, by R.S. Pealer, Surveyor, and in dimensions 45 feet by 95 feet, upon which is erected a single frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Loren R. Davis, by Deed from Loren R. Davis and Virginia Lee Davis, his wife, dated 02/17/1987, recorded 02/26/1988 in Book 404, Page 597.

Tax Parcel: 04C-02-052-00,000

Premises Being: 210 North Orchard Street Berwick, PA 18603-3505

PROPERTY ADDRESS: 210 ORCHARD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-052-00,000

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.