

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV723 AND CIVIL WRIT NO. 2014CV723 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 together with the two story frame dwelling house thereon erected lying and being situate on the northerly side of Seventh Avenue in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 1897, this being the west side of the sixth lot west of Dickson Street on the north side of Seventh Avenue and a portion of the Berwick Land and Improvement Company's addition to Briar Creek Township, and a part of the former Freas Farm; See plot or plan recorded in Bloomsburg, Pa, Misc. Book No. 8, Page 366; THENCE in a northerly direction along Lot No. 1897 a distance of 160 feet to a 15 foot alley; THENCE in a westerly direction along said alley a distance of 45 feet to the corner of Lot No. 1899; THENCE in a southerly direction along Lot No. 1899 a distance of 160 feet to Seventh Avenue; THENCE in an easterly direction along Seventh Avenue a distance of 45 feet to a place of BEGINNING. This description is intended to cover and this deed to convey single house and Lot No. 1898.

HAVING THEREON ERECTED a dwelling house known as 1125 7th Avenue, Berwick, PA 18603.

Tax Parcel: 07-02A-105

BEING THE SAME PREMISES which Frank C. Wallick and Lynne E. Mardon, by deed dated 02/22/07 and recorded 03/05/07 in Columbia County Instrument #200702220, granted and conveyed unto Jeffrey E. Breisch and Amy M. Breisch.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 1125 7TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02A-105

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
PURCELL, KRUG & HALLER
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Sheriff of Columbia County
Timothy T. Chamberlain
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