

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV74 AND CIVIL WRIT NO. 2014CV74 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, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeasterly corner of Woodin and Grant Streets; thence easterly along Woodin Street a distance of 72-1/2 feet to corner of lot owned now or late by Albert Boston; thence southerly along said lot, parallel with Vine Street 49-1/2 feet to the northerly line of Lot No. 56; thence westerly along said lot a distance of 72-1/2 feet to Grant Street; thence northerly and along said street 49-1/2 feet to

Woodin Street, the place of beginning. Being the westerly one-half of Lot No. 57 as shown on the general plan of Berwick.

BEING KNOWN AS: 376 GRANT STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04B-04-064

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

PNC Bank, N.A., by deed dated July 27, 2000 and recorded August 1, 2000 in Instrument Number 200007235, granted and conveyed unto Nelson E. Featherman and Vicki L. Myers. The said Nelson E. Featherman died on February 19, 2011 thereby vesting title in Vicki L. Myers.

PROPERTY ADDRESS: 376 GRANT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-064

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
MCCABE, WEISBERG & CONWAY PC
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Sheriff of Columbia County
Timothy T. Chamberlain
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