

# SHERIFF'S SALE

Wednesday, October 1st, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV436 AND CIVIL WRIT NO. 2014CV436 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, parcel or lot of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at river road leading from Berwick to Bloomsburg, Pennsylvania; THENCE running South 160 feet to corner of a 15 foot alley; THENCE West along said alley; 45 feet to corner of Lot No.4 of C.A. Rasely's Addition to Berwick; THENCE North 160 feet to public road aforesaid; THENCE East 45 feet along said road to the place of Beginning. BEING LOT NO. 3 in C.A. Rasely's Addition. Upon which is erected a two-story, single, concrete block dwelling and garage.

SUBJECT to all covenants, restrictions, reservations, easements, conditions, and rights appearing of record; and subject to any state of facts an accurate survey would show. (BEING 1240 W. Front Street).

BEING the same premises which ROBERT C. ACKERMAN, by his Deed dated June 3, 1991 and recorded June 3, 1991 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 474, Page 1051, granted and conveyed unto RAMON R. COLON and FEICITA COLON, husband and wife.

Municipally Known as: 1240 W. Front Street, Berwick, Columbia County, Pennsylvania

Parcel Number 04D09 05100

PROPERTY ADDRESS: 1240 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04 D 09 05100

## 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  
Wiest, Muolo, Noon, Swinehart & Bathgate  
240-246 Market Street  
Sunbury, PA 17801

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