

# SHERIFF'S SALE

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

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BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV403 AND CIVIL WRIT NO. 2014CV403 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:

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All THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, formerly Briar Creek Township, County of Columbia, and State of Pennsylvania, and a very small portion in Salem Township, Luzerne County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the south side of Fifth Street at the northeast corner of a lot referred to as Lot No. 5 in Traugh and Devenport Addition to Berwick; thence along Fifth Street in an easterly direction, forty-nine and one-half (49 1/2) feet, more or less, to a point in line of land now or late of Messinger; thence along line of Messinger and Ridall in a southerly direction, a distance of one hundred sixty-five (165) feet, more or less, to Four and One-Half Street (formerly referred to as a 16 foot alley); thence along Four and One-Half Street, a distance of forty-nine and one-half (49 1/2) feet, more or less to line of Lot No. 5 referred to above; thence in a northerly direction along line of Lot No. 5, a distance of one hundred sixty-five (165) feet; more or less, to the south side of Fifth Street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Clarissa A. Brown, by Deed from Clarissa A. Brown and Edna V. Brown, as joint tenants

with the right of survivorship and not as tenants in common, dated 11/29/1995, recorded 12/12/1995 in Book 612, Page 894. Mortgagor CLARISSA A. Brown died on 01/31/2010, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Tax Parcel: 04A-08-086-00,000

Premises Being: 444 East 5th Street Berwick, PA 18603-3816

PROPERTY ADDRESS: 455 EAST 5TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-086-00,000

## 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.