

# SHERIFF'S SALE

Wednesday, February 11th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1087 AND CIVIL WRIT NO. 2014CV1087 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 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 a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Anne K. Monroe, by Deed from Federal National Mortgage Association aka, Fannie Mae, a Corporation under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 05/20/2002, recorded 07/11/2002 in Instrument Number 200208142.

Tax Parcel: 04C-02-194-00,000

Premises Being: 617 Washington Street Berwick, PA 18603-2819

PROPERTY ADDRESS: 617 WASHINGTON STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-194-00,000

## 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.

Plaintiff's Attorney  
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Sheriff of Columbia County  
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