

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1015 AND CIVIL WRIT NO. 2014CV1015 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 lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Columbia Avenue called Fifteenth Street in the General Map of the Borough of Berwick, 160 feet east of Mulberry Street at the corner of Lot No. 9; thence along same in a northerly direction parallel with Mulberry Street, 160 feet to an alley; thence along said alley in an easterly direction 40 feet to line of Lot No. 7; thence along same in a southerly direction, 160 feet to Columbia Avenue aforesaid; thence along the same in a westerly direction 40 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allen P. Green, Jr. and Allen P. Green, Sr., son and father, by Deed from David J. Featherman and Anita A. Featherman, his wife, dated 12/10/2010, recorded 12/15/2010 in Instrument Number 201011454.

Tax Parcel: 04B,-02-005-00,000

Premises Being: 125 Columbia Avenue, Berwick, PA 18603-2001

PROPERTY ADDRESS: 125 COLUMBIA AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-005-00,000

## 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  
PHELAN & HALLINAN LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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