

SHERIFF'S SALE

Wednesday, May 13th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1510 AND CIVIL WRIT NO. 2014CV1510 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, and lot 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 southwesterly corner of Lot No. 111 and Maple Road; thence north 86 degrees 47 minutes east, a distance of 135.75 feet to the southeasterly corner of Lot No. 111; thence in southerly direction south 3 degrees 45 minutes east, a distance of 53 feet to the northeasterly corner of Lot No. 109; thence in a southwesterly direction south 80 degrees 44 minutes west, a distance of 149.64 feet to the northwesterly corner of Lot No. 109 and Maple Road; thence in a northerly direction along the easterly boundary line of Maple Road on a curve to the right with a radius of 258 feet for a linear distance of 43.9 feet, and continuing in a northerly direction on a curve to the right with a radius of 194 feet in a linear distance of 26.09 feet to the southwesterly corner of Lot No. 111, the place of beginning.

This description is intended to cover and this deed to convey Lot No. 110 in the Plan of Section B, Park Place Village, Borough of Berwick, Pennsylvania, H.G. Shulde, R.E., August 22, 1955, revised May 1, 1961.

EXCEPTING AND RESERVING unto Alex Paluch Jr. and Alma E. Paluch, his wife, their heirs and assigns, the full, free liberty and right at all times hereafter and forever to have the use of a passageway ten feet in width and extending 149.64 feet from Maple Road along the southerly side of said Lot No. 110 for the purpose of free ingress, egress and regress to the lot owned by the said Paluchs.

TITLE TO SAID PREMISES IS VESTED IN Linda Hess, by Deed from Joanne Rowlands, executrix of the estate of Sterling Stewart

Smith, deceased, dated 10/25/2005, recorded 10/28/2005 in Instrument Number 200511765.

Tax Parcel: 04D-03-100-38,000

Premises Being: 206 Maple Road, Berwick, PA 18603-4216

PROPERTY ADDRESS: 206 MAPLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-100-38,000

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.