

SHERIFF'S SALE

Wednesday, July 15th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV893 AND CIVIL WRIT NO. 2014CV893 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 or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest corner of other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1: Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 degrees 56 minutes 35 seconds East a distance of 320.09 feet to a point on the northerly right-of-way line Third Avenue; Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of Composite Parcel 1 which is lands of Gayle D. Vought; Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue; Thence along the southerly right-of-way line of Fourth Avenue North 84 degrees 03 minutes 25 seconds East a distance of 150.00 feet to the point of beginning.

Containing 48080 square feet, 1.10 acres of land.

Being all of Composite Parcel 2 as shown on a plan entitled Vought Land Trade Subdivision - Minor Subdivision dated April 1, 2002 and revised April 22, 2002 prepared by Robert J. Hardie P. L. S. Bloomsburg, PA.

Subject to a right-of-way for Pennsylvania Power and Light as found in Columbia County Recorder of Deeds Office in Misc. Books 14, Page 221.

Also subject to overhead utility lines.

Subject to and together with all utility lines, easements, and rights-of-way as containing in prior chain of title and as visible upon the land.

Title to said Premises vested in Scott R. Whitebread and Rebecca D. Whitebread, his wife by Deed from Thomas M. Costanza and Betsy L. Costanza, his wife dated 11/09/2006 and recorded 11/17/2006 in the Columbia County Recorder of Deeds in Instrument No. 200612144.

Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

PROPERTY ADDRESS: 266 3RD AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-01A-039

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
MILSTEAD & ASSOCIATES LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

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