

# SHERIFF'S SALE

Wednesday, September 9th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1378 AND CIVIL WRIT NO. 2014CV1378 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 OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, TO WIT:

BEGINNING AT AN EXISTING IRON PIN SET FOR A CORNER ON THE EASTERLY RIGHT OF WAY LIEN OF TOWNSHIP ROUTE 733 AND THE NORTHWEST CORNER OF LANDS NOW OR LATE OF ALBERTSON; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF TOWNSHIP ROUTE 733, NORTH 22 DEGREES 18 MINUTES 35 SECONDS WEST 218.44 FEET TO AN IRON PIN SET FOR A CORNER; THENCE ALONG LANDS NOW OR LATE OF DWIGHT AND EUDORA BOWER NORTH 57 DEGREES 09 MINUTES 00 SECONDS EAST 230.70 FEET TO AN IRON PIN SET FOR A CORNER; THENCE ALONG PARCEL NO. 3, SOUTH 08 DEGREES 50 MINUTES 19 SECONDS EAST 235.10 FEET TO AN EXISTING IRON PIN CORNER; THENCE ALONG LANDS NOW OR LATE OF ALBERTSON 57 DEGREES 09 MINUTES 00 SECONDS WEST 175.00 FEET TO AN EXISTING IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 1.00 ACRE OF LAND AS SHOWN ON A PLAN OF SURVEY OF LANDS OF ROBERT AND CECIL GRASLEY, PREPARED BY PETERS CONSULTANTS, INC. PROFESSIONAL LAND SURVEYORS IN APRIL OF 1986.

PROPERTY ADDRESS: 66 VALLEY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03C-007-00,000

## 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  
PARKER MCCAY  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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