

SHERIFF'S SALE

Wednesday, June 10th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV161 AND CIVIL WRIT NO. 2015CV161 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 situate in the Borough of Berwick, Columbia County, Pennsylvania, east of LaSalle Street, being Lot Number Seven (7) Section Twenty-three (23) of the Berwick Land and Improvement Company Addition of Berwick, being bounded on the North by Lot No. Eight (8) Section Twenty-three (23), One Hundred Forty (140) feet; on the East by an alley, forty (40) feet; on the South by Lot No. Six (6) Section Twenty-three (23). One Hundred Forty (140) feet; on the West by LaSalle Street, Forty (40) feet, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Newhart, by Deed from Connie E. Dandini, widow, dated 11/23/2009, recorded 12/04/2009 in Instrument Number 200911524.

Tax Parcel: 04C-01-317-00,000

Premises Being: 926 Lasalle Street, Berwick, PA 18603-1815

PROPERTY ADDRESS: 926 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-317-00,000

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 Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

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