

# SHERIFF'S SALE

Wednesday, May 4th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV254 AND CIVIL WRIT NO. 2015CV254 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 those two lots, pieces or parcels 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 southerly side of Spring Garden Avenue, 180 feet east of the easterly side of Kramer Avenue; THENCE South 2 degrees, 30 minutes East, 170 feet, more or less, along the easterly side of Lot No. 16 to the northerly side of an alley; THENCE North 87 degrees, 30 minutes East, along the northerly side of said alley, a distance of 90 feet, more or less, to the southwest corner of Lot No. 19; THENCE North 2 degrees, 30 minutes West, along the westerly boundary of Lot No. 19, 170 feet, more or less, to the southerly side of Spring Garden Avenue; THENCE South 87 degrees, 30 minutes West, along the southerly side of Spring Garden Avenue, 90 feet, more or less, to a point, the PLACE OF BEGINNING.

BEING Lots No. 17 and 18.

TITLE TO SAID PREMISES IS VESTED IN Larry R. Kemp and Jill E. Kemp, by Deed from Rick T. Kemp, dated 09/15/2005, recorded 09/20/2005 in Deed Instrument 200510154.

Tax Parcel: 04D-002-021

Premises Being: 1820 Spring Garden Avenue, Berwick, PA 18603-2531

PROPERTY ADDRESS: 1820 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-002-021

## 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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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