

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV288 AND CIVIL WRIT NO. 2015CV288 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 or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Mercer Street at the Northeast corner of Lot No.433; THENCE in a Westerly direction along line of Lot No. 433 a distance of 165 feet to an alley; THENCE in a Northerly direction along said alley a distance of 45 feet to corner in line of Lot No. 431; THENCE in an Easterly direction along line of Lot No. 431 a distance of 165 feet to Mercer Street aforesaid; THENCE in a Southerly direction along Mercer Street a distance of 45 feet to the place of BEGINNING.

Being Lot No. 432 in plot or plan of Berwick Land & Improvement Company's Addition to Berwick.

TITLE TO SAID PREMISES IS VESTED IN Beverly A. Fedder, by Deed from Betty J. Bores, widow, dated 05/22/1993, recorded 07/23/1993 in Book 541, Page 925.

Beverly A. Fedder died on 04/16/2011, and upon information and belief, her surviving heirs Brent Fedder and Chad Fedder.

Tax Parcel: 04D-08-203-00,000

Premises Being: 525 North Mercer Street, Berwick, PA 18603-1634

PROPERTY ADDRESS: 525 NORTH MERCER STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-203-00,000

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 defaulting 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/>