

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV56 AND CIVIL WRIT NO. 2015CV56 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 tract or lot of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Fourteenth and Market Streets; thence along line of Fourteenth Street in an easterly direction 165 feet to an alley, thence along the lone of said alley in a northerly direction 93 feet to line of Lot No. 3; thence along line of Lot No. 3 in a westerly direction parallel with Fourteenth Street 165 feet to Market Street; thence along Market Street in a southerly direction 93 feet to Fourteenth Street, the place of beginning. The lots above described and herein conveyed are intended to be Lots No. 1 and 2 on the Mary A. Cragle Plot of Lots.

PARCEL IDENTIFICATION NO: 04A-02-025-00.000

IMPROVEMENTS: Residential dwelling

Tax ID # 04A-02-025-00.000

TITLE TO SAID PREMISES IS VESTED IN Kimberly L. Kennedy and John R. Kennedy, Sr., a married couple, by Deed from Kimberly L. Kennedy, a married person, dated 07/27/2009, recorded 08/07/2009 in Instrument Number 200907437

PROPERTY ADDRESS: 1400 MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-025-00,000

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
Martha E. Von Rosenstiel, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
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