

SHERIFF'S SALE

Wednesday, October 14th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015-CV-61 AND CIVIL WRIT NO. 2015-CV-61 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 CERTAIN LOTS, pieces, or parcels of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning on the south side of Fourth Avenue at the northeast corner of Lot No. 956; thence in an easterly direction along Fourth Avenue a distance of 45 feet to the northwest corner of Lot No. 954; thence southerly along the westerly side of Lot No. 954 a distance of 160 feet to a fifteen foot alley; thence along said alley a distance of 45 feet to the southeast corner of Lot No. 956 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 955 of the Berwick Land and Improvement Company's Addition to Berwick, formerly West Berwick.

LOT NO. 2: Beginning at a point 270 feet east of Warren Street; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 955; thence southerly along the westerly side of Lot No. 955 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 957; thence northerly along the easterly side of Lot No. 957 a distance of 160 feet to Fourth Avenue: the place of beginning. This description is intended to cover and this deed to convey Lot No. 956 of the Berwick Land and Improvement Company's Addition to West Berwick.

LOT NO. 3: Beginning on the southerly side of Fourth Avenue at the northeasterly corner of Lot No. 958; thence easterly along the southerly side of Fourth Avenue a distance of 45 feet to the northwesterly corner of Lot No. 956; thence southerly along the westerly side of Lot No. 956 a distance of 160 feet to a fifteen foot alley; thence westerly along the northerly side of said alley a distance of 45 feet to the southeasterly corner of Lot No. 958; thence northerly along the easterly side of Lot No. 958 a distance of 160 feet to Fourth Avenue, the place of beginning. Being Lot No. 957 of the Berwick Land & Improvement Company's Addition to West Berwick, now Berwick.

TOGETHER all and every the dwelling house and out-buildings erected upon Lot no. 956 as more fully described in Lot No. 2 above.

TAX PARCEL #S: 04C-01-121, 04C-01-122, AND 04C-01-123

BEING KNOWN AS: 1132-1134 4th Avenue, Berwick, PA 18603

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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