

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV713 AND CIVIL WRIT NO. 2015CV713 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, parcel or tract of land, lying and being 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 Briarcliff road and at the Southeasterly corner of Lot No. 24; thence continuing along the westerly side of Briarcliff Road on a curve to the right a distance of sixty-three and sixty-three hundredths (63.63 feet) feet to the northeasterly corner of Lot No. 22; thence South sixty-five degrees thirty minutes West a distance of one hundred fifty and sixty-five hundredths feet (150.65 feet) to a point on the line of Lot No. 26; thence North twenty-two degrees zero minutes West along the line of Lot No. 26, a distance of fifty (50) feet to the southwestly corner of Lot No. 24; thence North sixty degrees thirty-one minutes East a distance of one hundred thirty-two and forty hundredths (132.40) feet to the westerly side of Briarcliff Road, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Darrin L. Strong, by Deed from Grace P. Brown, (n/k/a Grace Paige Brown Johnson), joined by her husband, Dayne S. Johnson, dated 03/22/2006, recorded 03/31/2006 in Instrument Number 200603212.

Tax Parcel: 04D-03-065-00,000

Premises Being: 105 Briarcliff Road, Berwick, PA 18603-4204

PROPERTY ADDRESS: 105 BRIARCLIFF ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-065-00,000

Seized

## 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  
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Philadelphia, PA 19103

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