

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV653 AND CIVIL WRIT NO. 2015CV653 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 CERTAIN LOTS, PIECES OR PARCELS OF LAND FORMERLY SITUATE IN THE BOROUGH OF WEST BERWICK, NOW THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1:

BEGINNING ON FERRIS AVENUE AT THE CORNER OF LOT NO. 489; THENCE IN A WESTERLY DIRECTION ALONG FERRIS AVENUE A DISTANCE OF 45' TO WARREN ST.; THENCE IN A NORTHERLY DIRECTION ALONG WARREN ST. A DISTANCE OF 160' TO A 15' ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF 45' TO A CORNER OF LOT NO. 489; THENCE IN A SOUTHERLY DIRECTION ALONG LOT NO. 489 A DISTANCE OF 160' TO FERRIS AVENUE, THE PLACE OF BEGINNING. BEING LOT NO. 490.

PARCEL NO. 2:

BEGINNING ON THE NORTH SIDE OF FERRIS AVE. AT CORNER OF LOT NO. 490; THENCE IN AN EASTERLY DIRECTION ALONG FERRIS AVE. A DISTANCE OF 45' TO A CORNER OF LOT NO. 448; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 45' TO CORNER OF LOT NO. 490; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 160' TO FERRIS AVE, THE PLACE OF BEGINNING, BEING LOT NO. 489 OR BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO BERWICK, FORMERLY WEST BERWICK, BEING PART OF WHAT WAS FORMERLY KNOWN AS FERRIS FARM, SEE PLOT PLAN RECORDED IN BLOOMSBURG IN MISCELLANEOUS BOOK NO. 8 PAGE 366.

PARCEL #04C-02-169

1185 FERRIS AVE BERWICK, PA 18603 COLUMBIA COUNTY

BEING KNOWN AS: 1185 FERRIS AVENUE, BERWICK, PA 18603
PROPERTY ID NO.:04C-02-169

TITLE TO SAID PREMISES IS VESTED IN THOMAS M. GARRISON AND SR, AND JOLYNN M. GARRISON HIS WIFE BY DEED FROM JANE H. KELLOGG AND JAMES KELLOGG, HER HUSBAND JEFFREY G. HUNCHAR DATED 08/08/2001 RECORDED 08/20/2001 AT INSTRUMENT NUMBER #200108226

PROPERTY ADDRESS: 1185 FERRIS AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04C-02-169

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
UDREN LAW OFFICES, P.C.
Woodcrest Corp. Ctr. 111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003

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