

# SHERIFF'S SALE

Wednesday, April 6th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV397 AND CIVIL WRIT NO. 2015CV397 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 Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

PROPERTY ADDRESS: 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-029-00,000

## 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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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