

SHERIFF'S SALE

Wednesday, November 4th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV712 AND CIVIL WRIT NO. 2015CV712 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 on the Southerly side of Orange Street in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, Bounded and Described as Follows, To Wit:

BOUNDED ON THE EAST BY LOT NO. 226; BOUNDED ON THE SOUTH BY SAMPSON ALLEY; BOUNDED ON THE WEST BY LOT NO. 224; AND, BOUNDED ON THE NORTH BY ORANGE STREET. BEING 44.5 FEET IN WIDTH ON ORANGE STREET AND EXTENDING IN DEPTH OF THE SAME WIDTH A DISTANCE OF 164 FEET TO SAMPSON ALLEY. BEING LOT NO. 225 OF MICHAEL'S ADDITION TO BERWICK, PENNSYLVANIA.

COMMONLY known as: 1424 Orange Street, Berwick, Pennsylvania 18603

Prior Recorded Doc. Ref.: Deed: Recorded July 16, 2010; Doc. No. 201006081

IF THE mineral estate has been severed from the above-described real property, THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE LAND DESCRIBED OR REFERRED HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE; CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record;

BEING KNOWN AS: 1422-1424 ORANGE STREET, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 040-08-167-01-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Charles J. Hubbard and Linda K. Hubbard formerly known as Linda K. Ruckle, by deed dated March 19, 2013 and recorded April 1, 2013 in Instrument Number 201302961, granted and conveyed unto Charles J. Hubbard.

PROPERTY ADDRESS: 1422-1424 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-167-01-000

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
MCCABE, WEISBERG & CONWAY PC
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>