

# SHERIFF'S SALE

Wednesday, December 16th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV134 AND CIVIL WRIT NO. 2015CV134 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 the right, title and interest in that certain lot, piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Front Street at the southwesterly corner of Lot No. 1; thence in a westerly direction along the northerly side of Front Street 45 feet to the southeasterly corner of Lot No. 3; thence in a northerly direction at right angles to Front Street and along the easterly line of Lot No. 3, 178.9 feet to the southerly side of an alley; thence in an easterly direction along the southerly side of said alley and parallel to Front Street 45 feet to the northwesterly corner of Lot No. 1; thence in a southerly direction along the westerly line of Lot No. 1, 178.4 feet to Front Street, the place of beginning. BEING Lot No. 2 of Woodin, Eaton and Dickson's Addition to Berwick. See Plot or Plan recorded in Columbia County in Miscellaneous Book 7, Pages 496 and 497.

PROPERTY ADDRESS: 1515 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-309

## 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  
RICHARD SQUIRE & ASSOCIATES LLC  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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