

# SHERIFF'S SALE

Wednesday, January 27th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV635 AND CIVIL WRIT NO. 2015CV635 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 lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Northerly side of Orange Street 150 feet East of the Southeasterly corner of land now or formerly of Edwin R. Kocher and Kathryn B. Kocher, his wife; Thence in a Northerly direction at right angles to Orange Street, 148 feet 4 inches, more or less, to the Southerly side of the first alley North of Orange Street extended, when extended; Thence in an Easterly direction parallel to Orange Street 50 feet; Thence in a Southerly direction in a line parallel to the first line described herein and at right angles to Orange Street, 148 feet 4 inches, more or less, to the Northerly side of Orange Street; Thence in a Westerly direction along the Northerly side of Orange Street 50 feet to the place of Beginning.

Parcel No.: 04C-02-096-00-000

BEING the same premises which George R. Bryson and Jane D. Bryson, his wife, by Deed dated May 1, 2012 and recorded in and for Columbia County, Pennsylvania in Instrument Number 201204430, granted and conveyed unto David C. Weber.

Property known as 1023 Orange Street, Borough of Berwick, PA 18603

PROPERTY ADDRESS: 1023 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-096-00,000

## 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  
MANLEY, DEAS, KOCHALSKI, LLC  
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Sheriff of Columbia County  
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