

# SHERIFF'S SALE

Wednesday, March 2nd, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015-CV-1176 AND CIVIL WRIT NO. 2015-CV-1176 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 Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEING at a point on the Northerly side of Columbia Avenue in said Borough of Berwick at the Southwesterly corner of Lot No. 6; thence in a Westerly direction along said Columbia Avenue, a distance of 40 feet to corner of Lot No. 8; thence a Northerly direction along line of said Lot No.8, a distance of 160 feet to an alley; thence Easterly along said alley, a distance of 40 feet to corner in line of Lot No.6; thence Southerly along line of Lot No.6, a distance of 160 feet to Columbia Avenue aforesaid, the place of beginning. This description is intended to cover and this deed to convey Lot No.7 in J.W. Evens Addition to Berwick.

BEING Known As: 121 Columbia Ave, Berwick, PA 18603

PARCEL No. 04B-02 -006-00-000

## 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  
Michael T. McKeever  
BNY Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

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