

SHERIFF'S SALE

Wednesday, October 5th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV158 AND CIVIL WRIT NO. 2015CV158 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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the corner of Lot 81 on Walnut Street; thence Southerly 49-1/2 feet to Duval Street; thence easterly 150 feet to a fifteen foot alley; thence Northerly 49-1/2 feet to a corner of Lot No. 81; thence Westerly 150 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 80 in Duval Dickson's third plot of Lots marked and shown on plot or plan.

Parcel No.: 04A-11-064-00-000

BEING the same property conveyed to Rachel E. Trivelpiece who acquired title by virtue of a deed from Donald Gower and Cinthia Gower, husband and wife, dated June 25, 2010, recorded June 28, 2010, at Instrument Number 201005518, Columbia County, Pennsylvania records.

Property known as 1702 Walnut Street, Berwick, PA 18603

PROPERTY ADDRESS: 1702 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-11-064-00-000

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 defaulting 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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