

# SHERIFF'S SALE

Wednesday, June 8th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1478 AND CIVIL WRIT NO. 2015CV1478 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, 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 a point on East Second Street at the Northeasterly corner of Lot No. 72; thence along East Second Street, in an Easterly direction, a distance of forty-nine and one-half (49 1/2) feet to the Northwesterly corner of Lot No. 80; thence along said lot, in a Southerly direction, a distance of ninety and three-fourths (90 3/4) feet to a point; thence in a Westerly direction, in a line parallel with East Second Street, a distance of forty-nine and one-half (49 1/2) feet to the Easterly line of Lot No. 72; thence along said lot, in a Northerly direction a distance of ninety and three-fourths (90 3/4) feet to East Second Street, the place of BEGINNING.

This description is intended to cover and convey the Northerly half of Inlot No. 79 of the General Plan of the Borough of Berwick.

BEING THE SAME PREMISES conveyed to Larry Reichenbach by Deed of Leroy R. Fowler and Edna M. Fowler Ezzyk dated August 17, 1998 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania on August 21, 1998 in Record Book 698 at Page 34.

KNOWN AS 232-234 East Second Street, Berwick, Pennsylvania 18603  
TAX PARCEL 04A-06-063-00,000

PROPERTY ADDRESS: 232-234 EAST SECOND STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04A-06-063-00,000

## 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  
HENRY & BEAVER LLP  
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Timothy T. Chamberlain  
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