

# SHERIFF'S SALE

Wednesday, August 3rd, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1661 AND CIVIL WRIT NO. 2015CV1661 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:

BEGINNING at a point on the southerly side of Fifteenth street between Chestnut and Pine Streets, said point being at the corner of Lot No. 16 on Fifteenth Street; thence by said lot 173 feet to an alley; thence by said alley 148-1/2 feet to Lot No. 12; thence by said lot 173 feet to Fifteenth Street; thence by Fifteenth Street 148-1/2 feet to the place of beginning.

BEING Lots Numbers 13, 14 and 15 in S. E. Smith's Addition to Berwick.

TITLE TO SAID PREMISES IS VESTED IN Nathan J. Carr and Katrina L. Carr, his wife, by Deed from Joseph D. Larkin and Taylor D. Baker, nbn Taylor D. Larkin, his wife, dated 07/11/2009, recorded 07/31/2009 in Instrument Number 200907187.

Tax Parcel: 04A-02-041 -00,000

Premises Being: 226 East Fifteenth Street a/k/a, 226 East 15th Street, Berwick, PA 18603-2118

PROPERTY ADDRESS: 226 EAST 15TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-041-00,000

## 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  
PHELAN & HALLINAN LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

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