

# SHERIFF'S SALE

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Wednesday, February 1st, 2017 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV428 AND CIVIL WRIT NO. 2015CV428 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:

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ALL THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northside of Eighth Avenue, said point being at the southwest corner of Lot No. 1989; THENCE in a northerly direction along the westerly line of said Lot No. 1989 a distance of 170 feet, more or less, to the northwest corner of said Lot No. 1989; THENCE in a westerly direction along the southerly line of land formerly of Mary Petty a distance of 90 feet to the northeast corner of Lot No. 1992; THENCE in southerly direction along the easterly side of said Lot No. 1992 a distance of 180 feet, more or less, to the northerly side of Eighth Avenue; THENCE in an easterly direction along the northerly side of Eighth Avenue a distance of 90 feet, more or less, to the place of beginning.

This description is intended to cover and this deed to convey Lots Nos. 1990 and 1991 of the Berwick land and Improvement Company's Addition to West Berwick (now Berwick) being what was formerly known as the Freas Farm. See plot or plan recorded in the Office for the recording of deeds in and for Columbia County in Miscellaneous Book No. 8 at page 366.

BEING THE SAME PREMISES which Arthur W. Johnson and Deborah A. Johnson, husband and wife, by Deed dated 5/25/2007 and recorded 5/29/2007, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200705403, granted and conveyed unto Brian S. Whitmire.

PROPERTY ADDRESS: 1217 EIGHTTH AVENUE, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-02A-131-01

## **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  
CHRSTOPHER A. DENARDO, Esq.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>