

# SHERIFF'S SALE

Wednesday, September 6th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1483 AND CIVIL WRIT NO. 2014CV1483 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 or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Bounded in the east by line of land of Clyde E. Fox; on the south by Dewey Alley; on the west by Lot No. 185; and on the north by Fairview Avenue, being twenty-two and one-half (22 1/2) feet in width along Fairview Avenue and Dewey Alley, and one hundred sixty-five (165) feet in length along land of Clyde E. Fox and Lot No. 185, and being the westerly half of lot No. 186 of Michael's Addition to Berwick.

Parcel #04D-08-106

BEING THE SAME PREMISES as 1318 Fairview Avenue Berwick, PA 18603-2711

PROPERTY ADDRESS: 1318 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-106-00-000

## 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  
ECKERT SEAMANS CHERIN & MELLOTT, LLC  
50 South 16th Street, 22nd Floor  
Philadelphia, PA 19102

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