

# SHERIFF'S SALE

Wednesday, August 2nd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV290 AND CIVIL WRIT NO. 2017CV290 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 lying and being 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 the Easterly side of Raseley Street at the Southwesterly corner of Lot No. 10; thence along said street in a Southerly direction Forty-Five (45) feet to Adams Avenue; thence along said Avenue in an Easterly direction One Hundred Sixty (60) feet to an alley; thence along said alley in a Northerly direction Forty-Five (45) feet to Lot No. 10 aforesaid; thence along said lot in a Westerly direction One Hundred Sixty (160) feet to Raseley Street, THE PLACE OF BEGINNING, same being Lot No. 11 in Harry A Raseley's Addition to Berwick.

BEING PARCEL # 04C03-14300000

BEING THE SAME PREMISES which Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., by deed dated July 13, 2006 and recorded August 4, 2006, in the Recorder of Deeds Office for Columbia County, Pennsylvania, in Deed Instrument No. 200607907, granted and conveyed unto Lori Makhoul.

IMPROVEMENTS: Residential dwelling

Tax ID # 04C03 14300000

TITLE TO SAID PREMISES IS VESTED IN James Lee Mowery and Tarra Lee Gregis Mowery, h/w, by Deed from Lori Makhoul, single, dated 11/21/2007, recorded 11/29/2007 in Instrument Number 200712088

PROPERTY ADDRESS: 226 RASELY STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04C0314300000

## 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  
MARTHA E VON ROSENSTEIL, ESQ.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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