

# SHERIFF'S SALE

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Wednesday, February 8th, 2012 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2011CV1350 AND CIVIL WRIT NO. 2011CV1350 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 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 the northwesterly corner of Washington and Center Streets; thence westwardly along Center Street eighty-two and six-tenths feet; thence along a twenty foot alley northwardly one hundred and twelve and seven tenths feet to the south side of First Avenue; thence along First Avenue eastwardly seventy-six and three tenths feet to the west side of Washington Street; thence southwardly along Washington Street eighty-four and two-tenths feet to the place of Beginning.

Having erected thereon a dwelling known as 703 Washington Street, Berwick, P A 18603.

Tax Parcel No. 04C-02-196

Being the same premises which Mary A. Shriver, Administratrix of the Estate of Andrew Hruschanko, by Deed dated 5/25/01 and recorded 6/18/01 in the Recorder of Deeds Office of Columbia County, Pennsylvania, in Instrument # 200105670, granting and conveying unto Michael F. Levan, Jr. and Dawn M. Levan, his wife.

PROPERTY ADDRESS: 703 WASHINGTON STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-196

## 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  
LOUIS VITTI, ESQ.  
215 4th Street  
Pittsburgh, PA 15222

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