

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2011CV1227 AND CIVIL WRIT NO. 2011CV1227 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 lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the westerly side of Ida Street 40 feet from Stable Street at corner of Lot No. 29; thence southwardly along Ida Street a distance of 40 feet to corner of Lot No. 31; thence westwardly along said lot a distance of 150 feet to an alley; thence northwardly along said alley a distance of 40 feet to corner of Lot No. 29; thence eastwardly along said lot a distance of 150 feet to the place of beginning. Being Lot No. 30 in plot or plan of Freas Fowler dated April 16, 1892.

Having erected thereon a dwelling known as 204 Ida Street, Berwick, P A 18603.
Parcel # 04C-04-053 Being the same premises which Robert G. Allen and Sharon E. Allen, his wife by deed dated 11/27/07 and recorded 11/28/07 in the
Recorder of Deeds office of Columbia County, Pennsylvania in Instrument # 200712036, granting and conveying unto Melissa R.Lesher.

PROPERTY ADDRESS: 204 IDA STREET, BERWICK, PA 18603.
UPI / TAX PARCEL NUMBER: 04C-04-053

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.