

SHERIFF'S SALE

Wednesday, January 31st, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1106 AND CIVIL WRIT NO. 2017CV1106 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 the northwesterly corner of East Eighth Street and in a westerly direction, along the northerly line of East Eighth Street, a distance of 49-1/2 feet to the southeasterly corner of Lot No. 49; thence along said lot, in a northerly direction, a distance of 90-1/2 feet to the southwesterly corner of land now or late of James C, Sterner, Jr.: thence in an easterly direction, along said Sterner land, a distance of 49-1/2 feet to the westerly line of Chestnut Street; thence along said street, in a southerly direction of beginning.

This description is intended to cover and this deed to convey the southerly half of Lot No. 50 of the General Plan of Berwick.

BEING known as 239 - 8th Street, Berwick, PA 18693

BEING known as Parcel No. 04A-04-097.

BEING the same premises which Wallace E. Shotwell and June V. Shotwell, his wife, granted and conveyed unto Holly L. Patterson and Aaron J. Patterson, her husband, by Deed dated March 17, 1993 and recorded on March 24 1993 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Deed Book 529, page 959.

BEING KNOWN AS: 239 E 8th St, Berwick, PA 18603-3109
PROPERTY ID NO.: 04A-04-097-OO-OOO

TITLE TO SAID PREMISES IS VESTED IN Holly L. Patterson, a single person BY DEED FROM Aaron J. Patterson and Holly L. Patterson, a married couple DATED 07/29/2013 RECORDED 09/30/2013 IN DEED BOOK Instrument #201309273.

PROPERTY ADDRESS: 239 EAST 8TH STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-04-097

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
Mark Udren, Esq.
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Cherry Hill, NJ 08003

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