

# SHERIFF'S SALE

Wednesday, May 2nd, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1436 AND CIVIL WRIT NO. 2017CV1436 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:

PARCEL NO. 1:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by Orange Street; on the East by Lot No. 26; on the South by an alley 15 feet wide and on the West by an alley 15 feet wide; and being numbered and designated as Lot No. 27 of Ferris' Addition to West Berwick, now Berwick, Pennsylvania. The said lot being 50 feet in width upon the alley first above mentioned, and extending of the same width to Orange Street, and containing 6400 square feet of land, more or less.

PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel or tract of land situated 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 southerly right of way line of State Route 93 and the northwest corner of lands now or late of Gale Ulanoski; thence along the same South 01 degree 38 minutes 39 seconds East 134.44 feet to a point on the northerly right of way line of a 15 foot wide unnamed alley; thence along the same, South 88 degrees 15 minutes 00 seconds West 7.5 feet to a point; thence along Parcel No. 3, the westerly 1/2 of an alley proposed to be vacated, North 01 degree 38 minutes 39 seconds West 137.47 feet to a point on the southerly right of way line of State Route 93 (Orange Street); thence along the same, South 69 degrees 45 minutes 00 seconds East 8.08 feet to the place of BEGINNING. Containing 1,019 square feet of land.

BEING Parcel No. 4 on a Plan of Minor Subdivision of lands of Joseph Rishkofski and Matthew J. Rishkofski, prepared by Peters Consultants, Inc., dated 5/30/97 and intended to describe the easterly 1/2 of a 15 foot alley proposed to be vacated between State Route 93 (Orange Street) and an unnamed alley.

The said unnamed alley was vacated by Ordinance of the Council of Borough of Berwick duly passed at its regular meeting held October 21, 1996.

HAVING THEREON erected a dwelling known as: 900 Orange street, Berwick, PA 18603.

Parcel No. 04C-02-048.

BEING THE SAME PREMISES which Gale Ulanoski, et al, by Deed dated 10/08/04 and recorded 10/18/04 in Berwick County Instrument No. 200411809, granted and conveyed unto Stephen E. Probst.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

PROPERTY ADDRESS: 900 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-048

## 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  
Leon P. Haller, Esq.  
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Harrisburg, PA 17102-2392

Sheriff of Columbia County  
Timothy T. Chamberlain  
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