

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV452 AND CIVIL WRIT NO. 2017CV452 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 THOSE CERTAIN lots, pieces or parcels of land lying and being situate on the Westerly side of LaSalle Street, between Poplar and North Streets, in George E. Sponsler's Addition to the Borough of Berwick, County of Columbia and State of Pennsylvania, separately bounded and described as follows to-wit:

PARCEL NUMBER ONE

BEGINNING on the Westerly side of LaSalle Street at corner of Lot Number 7, Section 24; thence in a Northerly direction along the Westerly side of LaSalle Street, a distance of 40 feet to corner of Lot Number 9, Section 24; thence in a Westerly direction, parallel with North Street, a distance of 140 feet to an alley; thence in a Southerly direction, along the said alley, a distance of 40 feet to corner of Lot Number 7 Section 24 aforesaid; thence in an Easterly direction, along the same, and parallel with North Street, a distance of 140 feet to the Westerly side of LaSalle Street, the place of beginning.
Being Lot Number 8 Section 24 of George E. Sponsler's Addition to the Borough of Berwick.

PARCEL NUMBER TWO

BEGINNING at a point in the Westerly line of LaSalle Street, between Poplar and North Streets, at corner of Lot Number 8 Section 24 above described; thence in a Westerly direction, along the Southerly line of Lot Number 8 Section 24, a distance of 140 feet to the Easterly line of an alley; thence in a Southerly direction, along the Easterly line of said alley, a distance of 20 feet; thence in an Easterly direction, parallel with the first course herein, a distance of 140 feet to the Westerly line of LaSalle Street aforesaid; thence in a northerly direction, along the Westerly line of LaSalle Street, a distance of 20 feet to the place of beginning.

Being the Northerly one-half of Lot Number 7 Section 24 in George E. Sponsler's Addition.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY K. STOGDALE AND LUCINDA A. STOGDALE, HIS WIFE, by Deed from HOWARD D. BILLIG, JR. AND LINDA BILLIG, HIS WIFE, MONICA A. GENERY AND ANTHONY GENERY, HER HUSBAND AND GREGORY D. BILLIG AND JENNIFER BILLIG, HIS WIFE, Dated 09/24/2008, Recorded 10/01/2008, Instrument No. 200810271.

LUCINDA A. STOGDALE was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of LUCINDA A. STOGDALE's death on or about 02/05/2015, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ANTHONY K. STOGDALE died on 08/28/2016, and upon information and belief, his surviving heirs are AUBREY PAUL, WARREN COVATTA, CHRISTOPHER STOGDALE, and COURTNEY MANN.

Tax Parcel: 04C-01-283

Premises Being: 927 LASALLE STREET, BERWICK, PA 18603-1814

PROPERTY ADDRESS: 927 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-283

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.