

SHERIFF'S SALE

Wednesday, July 25th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018-CV-159 AND CIVIL WRIT NO. 2018-CV-159 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 property situated in the borough of Berwick in the County of Columbia and Commonwealth of Pennsylvania, being described as follows: Lot 1615 plan recorded in miscellaneous plan Book 8, page 366. Being more fully described in a deed dated 03/17/97 and recorded 03/21/97, among the land records of the county and state set forth above, in Deed Volume 650 and Page 652 and being more fully described in a deed dated 10/04/74 and recorded 10/15/74, among the land records of the county and state set forth above, in Deed Volume 269 and Page 524.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of Lot No. 1614, this being the east side of the second lot east of Arch Street on the south side of Fifth Avenue, in the Borough of Berwick, Columbia County, State of Pennsylvania, on what was formerly known as the Freas Farm; thence in a southerly direction along Lot No. 1614, a distance of 160 feet to a fifteen (15) foot alley; thence in a westerly direction along said alley a distance of 45 feet to the corner of Lot No. 1616; thence in a northerly direction along Lot No. 1616 a distance of 160 feet to Fifth Avenue; thence in an easterly direction along Fifth Avenue, a distance of 45 feet to the place of beginning.

TAX PARCEL ID: 04D-07-122-00,000

address: 1234 Fifth Avenue
Berwick PA 18603

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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