

SHERIFF'S SALE

Wednesday, October 3rd, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV967 AND CIVIL WRIT NO. 2017CV967 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 lot, piece or parcel of land, situate on the North side of Brittain Street, in D.A. Michael's Addition to West Berwick (now Berwick), in Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 217, THENCE by Brittain Street, South 87 degrees 10 minutes, West 46 feet, more or less, to a corner; THENCE by the same, North 11 degrees 30 minutes, East 183 feet, more or less, to Sampson Alley; THENCE by Sampson Alley, South 77 degrees 30 minutes, East 46 feet, more or less, to the northwest corner of Lot No. 217, aforesaid; THENCE by the same, South 2 degrees 50 minutes, East 172 feet, more or less, to Brittain street, the PLACE OF BEGINNING.

CONTAINING about 8,165 square feet of land.

BEING designated as part of Lot No. 216, as of record in Map Book No. 7, at Page 467, at the Columbia County Recorder's Office in Bloomsburg, Pennsylvania.

UNDER AND SUBJECT TO that certain restriction and covenant that no building or buildings shall be erected nearer than fifteen (15) feet of the street line on Brittain Street, said restriction and covenant being contained in prior deeds in the chain of title.

BEING THE SAME PREMISES which Maggie M. Weisbrod, Married by Deed dated November 21, 2006 and recorded on November 29, 2006, in the Columbia County Recorder of Deeds Office as Instrument No. 200612506, granted and conveyed unto Maggie M. Weisbrod and Steven Weisbrod, Wife and Husband. AND the said Steven Weisbrod departed the life on February 22, 2014, thereby vesting ownership in Maggie M. Weisbrod, his wife, by operation of law. AND the said Maggie M. Weisbrod departed this life on April 4, 2016, thereby vesting ownership in her heirs.

Being Known as 1433 Brittain Street, Berwick, PA 18603
Parcel I.D. No. 04D-08-160

PROPERTY ADDRESS: 1433 BRITTAIN STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-08-160

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.