

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV603 AND CIVIL WRIT NO. 2018CV603 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, parcel or plot of land being located on the Southerly side of First Avenue, 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 side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; THENCE along First Avenue in an Easterly direction 45 feet to the corner of Lot No. 517; THENCE along Lot No. 517 in a Southerly direction 160 feet to a fifteen foot alley; THENCE along the same in a Westerly direction 45 feet to the corner of Lot No. 519; THENCE along the same in a Northerly direction 160 feet to the Southerly side of First Avenue, the point or place of BEGINNING.

BEING LOT NO. 518 in Berwick Land and Improvement Company's Addition to Berwick. Being known as 1122 1st Avenue, Berwick, PA 18603.

BEING THE SAME PREMISES which Francis Decker, Single, by Deed dated 06/15/1997 and recorded 07/07/1997 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 660, Page 1, granted and conveyed unto Larry L. Haney and Kathryn E. Haney, His Wife, in fee.

PROPERTY ADDRESS: 1122 FIRST AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04C-02-204

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
Christopher DeNardo, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
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