

SHERIFF'S SALE

Wednesday, September 5th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV557 AND CIVIL WRIT NO. 2018CV557 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 northerly side of Freas Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

NO. 1: BEGINNING at the southeasterly corner of Lot No. 1508, this being the easterly side of the third lot east of Dickson Street on the northerly side of Freas Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's Addition to the Borough of Berwick, which was formerly the Freas Farm (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book No. 8 Page 366); thence in a northerly direction along Lot No. 1508 a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley a distance of 45 feet to corner of Lot No. 1506; thence in a southerly direction along Lot No. 1506 a distance of 160 feet to Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover a single house and Lot No. 1507.

NO. 2: BEGINNING at the southeasterly corner of Lot No. 1507, this being the easterly side of the fourth lot east of Dickson Street (Tract No. 1 above) on the northerly side of Freas Avenue; thence in a northerly direction along Lot No. 1507 a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1505; thence in a southerly direction along Lot No. 1505 a distance of 160 feet to Freas Avenue; thence in a westerly direction along Freas Avenue a distance of 45 feet to the place of beginning. This description is intended to cover Lot No. 1506.

BEING the same premises conveyed to Franklin W. Knorr by Deed of Marvin Lee Hutton and Cindy Lea Hutton, his Wife, dated April 20, 1990, and recorded in the Columbia County Recorder of Deeds Office on April 23, 1990, in Book 449 at Page 227.

IMPROVEMENTS: Residential dwelling

Tax ID # 04C-01-039-00,000

TITLE TO SAID PREMISES IS VESTED IN Carol L. Knorr, by Deed from Franklin W. Knorr and Carol L. Knorr, his wife, dated 12/28/2000, recorded 03/19/2001 in Instrument Number 200102215.

PROPERTY ADDRESS: 617 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-01-039-00,000

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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