

# SHERIFF'S SALE

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Wednesday, November 10th, 2021 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV538 AND CIVIL WRIT NO. 2018CV538 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:

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All that certain piece or parcel of land situate 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 Westerly side of Mercer Street at the Southeasterly comer of Lot No. 434; thence in a Westerly direction along the Southerly line of Lot No. 434, a distance of one hundred sixty-five (165) feet to an alley; thence in a Southerly direction along said alley, a distance of eighteen (18) feet, more or less, to a corner in line of another fifteen (15) foot alley; thence in an Easterly direction along the Northerly side of said fifteen (15) foot alley and parallel with Orange Street, a distance of one hundred ninety-one and three-tenths (191.3) feet to a corner on the Westerly side of Mercer Street aforesaid; thence in a Northerly direction along said Mercer Street, a distance of sixty-four and three-tenths (64.3) feet to the place of beginning.

This description is intended to cover Lot No. 435 in the Berwick Land and Improvement Company's Addition to Berwick as marked and numbered on said plot or plan and as recorded in Columbia County Miscellaneous Book 8, Page 366.

Parcel No.: 04D-08-200-00,000

BEING the same property conveyed to Edward J. Welsh who acquired title by virtue of a deed from Garrett Franckiewicz, dated April 3, 2017, recorded April 7, 2017, at Instrument Number 201702699, Columbia County, Pennsylvania records.

Property known as 515 North Mercer Street, Berwick, PA 18603

PROPERTY ADDRESS: 515 NORTH MERCER STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-200-00,000

## 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  
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