

SHERIFF'S SALE

Wednesday, November 7th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018-CV-685 AND CIVIL WRIT NO. 2018-CV-685 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 Parcel of Land In Borough of Berwick, Columbia County Commonwealth of PA, As More Fully Described In Book 436 Page 1089 ID # 04C-01-254, Being Known And Designated As A Metes And Bounds Property.

ALSO DESCRIBED AS:

ALL that certain lots, pieces or parcels of land situate on the westerly side of LaSalle Street, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

NO.1 BEGINNING at a point on the westerly side of La Salle Street at the northeast corner of Lot No. 5, Section 27; thence in a westerly direction along the northerly line of said Lot No. 5, a distance of one hundred forty (140) feet to the easterly line of an alley; thence in a northerly direction along the easterly side of said alley a distance of forty (40) feet to the southerly line of Lot No. 7, Section 27 (Parcel No. 2 below); thence in an easterly direction along the southerly line of said Lot No. 7, Section 27, a distance of one hundred forty (140) feet to the westerly line of LaSalle Street; thence in a southerly direction along the westerly line of LaSalle Street a distance of forty (40) feet to the place of beginning. This description is intended to cover and convey Lot No. 6, Section 27 of George E. Sponsler's Addition to the Borough of Berwick.

NO. 2: BEGINNING at a point on the westerly side of La Salle Street at the northeast corner of Lot No. 6, Section 27, (Parcel No. 1 above); thence in a westerly direction along the northerly line of said Lot No. 6, Section 27, a distance of one hundred forty (140) feet to the easterly line of an alley; thence along the easterly side of said alley twenty feet (20) feet to the southwest corner of land of Larry D. Karchner, formerly land of Dominic Salem heirs; thence along the southerly line of land of Larry D. Karchner, parallel to the first course herein, a distance of one hundred forty (140) feet to the westerly line of La Salle Street; thence in a southerly direction along the westerly line of La Salle Street a distance of twenty (20) feet to the northeast corner of Lot No. 6, Section 27 first above mentioned, the place of beginning. This description is intended to cover and to convey the southerly half of Lot No. 7 Section 27 of George E. Sponsler's Addition to Berwick, on which is erected House NO. 1029 La Salle Street.

UNDER AND SUBJECT, however, to the understanding and condition that no building shall be erected nearer than fifteen (15) feet to La Salle Street.

TAX PARCEL #: 04C-01-254-00,000

BEING KNOWN AS: 1029 Lasalle Street, 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
Michael T. McKeever
BNY Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>