

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV653 AND CIVIL WRIT NO. 2018CV653 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 lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at the northeasterly corner of lot number fifty-seven (57) Duval Dickson's second plot of lots, on the southerly side of Duval Street; THENCE in an easterly direction along the southerly line of said street, a distance of forty-nine and one-half (49 1/2) feet to the northwesterly corner of lot number fifty-nine (59); THENCE in a southerly direction along the westerly line of said lot a distance of one hundred forty-five (145) feet to the southwesterly corner of said lot; THENCE in a westerly direction a distance of forty-nine and one-half (49 1/2) feet to the southeasterly corner of lot number fifty-seven (57); THENCE in a northerly direction along the easterly line of said lot a distance of one hundred forty-four (144) feet to the southerly line of Duval street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED TERRY BRUNSWICK, by Deed from ANDREW T. WILLIAMOSKI AND DONNA A. WILLIAMOSKI, H/W, Dated 12/17/2004, Recorded 01/05/2005, Instrument No. 200500137.

Tax Parcel: 04A02 11000000

Premises Being: 214 DUVAL STREET, BERWICK, PA 18603-2121

PROPERTY ADDRESS: 214 DUVAL STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-1100000

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
Phelan Hallinan Diamond & Jones, LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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