

# SHERIFF'S SALE

Wednesday, January 30th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV942 AND CIVIL WRIT NO. 2018CV942 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, on the Northerly side of East Fifth Street, bounded and described as follows, to-wit:

BEGINNING at the southwesterly corner of Lot Number 20; THENCE in a Westerly direction, along East Fifth Street, a distance of 49 1/2 feet to the southeasterly corner of Lot Number 18; THENCE along said lot, in a northerly direction, a distance of 165 feet to East Fifth and a Half Street; THENCE along said street, in an Easterly direction, a distance of 49 1/2 Feet to the Northwesterly corner of Lot Number 20; THENCE along said lot in a southerly direction, a distance of 165 feet to the place of BEGINNING.

This description is intended to cover and this deed to convey Lot Number 19 in Hudson Owen's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED CHARLES E. EAST, SR, by Deed from SHIRLEY EAST A/K/A SHIRLEY J. EAST, BY HER AGENT CHARLES E. EAST, SR, Dated 02/17/2017, Recorded 02/21/2017, Instrument No. 201701367.

Tax Parcel: 04-08-109

Premises Being: 433 EAST 5TH STREET, BERWICK, PA 18603-3834

PROPERTY ADDRESS: 433 EAST 5TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08-109

## 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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Philadelphia, PA 19103

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