

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV428 AND CIVIL WRIT NO. 2018CV428 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, together with the two-story frame single dwelling house and improvements thereon erected, lying and being situate on the southerly side of East Front Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of East Front Street at corner of Lot No. 32 as marked and numbered on the General Plan of the Borough of Berwick; thence in a southerly direction along line of Lot No. 32 (property now or late of Fannie Hagenbauch) a distance of One Hundred Forty (140) feet to line of land now or late of Elizabeth Fairman English; thence in an easterly direction on a line parallel with East Front Street a distance of Forty-nine and one half (49-1/2) feet to the westerly line of Lot No. 36 (formerly now or late of Annie Trescott); thence in a northerly direction along the westerly line of Lot No. 36 a distance of One Hundred Forty (140) feet to the southerly line of East Front Street, aforesaid; thence in a westerly direction along the southerly line of East Front Street a distance of Forty-nine and one-half (49 1/2) feet to the place of beginning.

This description is intended to cover the northerly portion of Lot No. 35 as marked and numbered in that portion of the general plan of east Front Street in the Borough of Berwick, covering lots between Pine and Chestnut Streets.

BEING KNOWN AND DESIGNATED AS TAX PARCEL #04A-06-033.

TITLE TO SAID PREMISES IS VESTED IN Rebecca C. Wall, by Deed from Stephen Halczak and Wonetta M. Halczak, h/w, Dated 12/01/2003, Recorded 12/19/2003, Instrument No. 200316241.

Tax Parcel: 04-06-033

Premises Being: 226 EAST FRONT STREET, BERWICK, PA 18603-4810

PROPERTY ADDRESS: 226 EAST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-06-033

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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