SHERIFF'S SALE

Wednesday, May 29th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1085 AND CIVIL WRIT NO. 2018CV1085 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:

The following described property:
Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwesterly corner of lot now or late of George Ludwig on the Northerly side of Spring Garden Avenue; thence North 70 degrees 20 minutes West, along Spring Garden Avenue, a distance of 43 feet; thence along land now or late of Bruce C. Dent and Jeanette M. Dent, his Wife, North 20 degrees East, a distance of 90 feet; thence South 70 degrees 20 minutes East a distance of 43 feet to lot now or late of George Ludwig; thence along said lot South 20 degrees West a distance of 90 feet to the place of beginning.

Being the Southerly Half of the Fourth lot West of an alley which alley runs along the Westerly line of land of St. Paul's Evangelical Church, according to draft of "Martha L. Ferris lots, Orange Street, Borough of Berwick-Boyd Trescott, Registered Engineer, October 23, 1931."

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1023 spring Garden Avenue, Berwick PA 18603 Parcel #04020630000

BEING THE SAME PREMISES which Heath A. Crane and Amy Crane, f/k/a Amy Auten, his wife and Eugene B. Auten and Cynthia L. Auten, his wife, by Deed dated March 11, 2005 and recorded March 18, 2005 in Instrument #200502644, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Lisa M. Anderson, as sole owner, in fee.

PROPERTY ADDRESS: 1023 SPRING GARDEN AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04c020630000

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
Christopher DeNardo, Esq.
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

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