

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV254 AND CIVIL WRIT NO. 2018CV254 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 situate on the westerly side of Willow Drive, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Willow Drive at the southeasterly corner of Lot No. 31; THENCE along the southerly side of said lot south 82 degrees 1 minute west 148.55 feet to a point; THENCE in a southerly direction on a curve to the right (with radius of 903.45 feet) 60.11 feet to the northwesterly corner of Lot No. 29; THENCE along the northerly side of said lot north 85 degrees 49 minutes east 148.55 feet to a point on the westerly side of Willow Drive; THENCE in a northerly direction along the westerly line of Willow Drive on a curve to the left (with a radius of 1052 feet) 70 feet to the southeasterly corner of Lot No. 31. BEING Lot No. 30 in "Plan of Section 'A' of Park Place Village, Borough of Berwick, Penna., Scale 1" equal 60', Date - Jan. 17, 1947, Revision 1 May 1, 1948, Lawrence Perez, 7103, Registered Professional Engineer, State College, Penna." as recorded in Recorder's Office of Columbia County in Map Book 1, page 612 and UNDER AND SUBJECT to restrictions, reservations, qualifications and provisions as set forth in Deed Book 159 page 347.

PROPERTY IDENTIFICATION NUMBER: 04D-03-048

BEING THE SAME PREMISES which Lynn Gillespie, executor of the Last will and Testament of Edward J. Gillespie, a/k/a Edward Gillespie, deceased, by Deed dated January 16, 2005 and recorded January 21, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument 200500700, granted and conveyed unto JESSICA C. SMITH.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04D-03-048

PROPERTY ADDRESS: 109 WILLOW DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-048

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.