

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV744 AND CIVIL WRIT NO. 2018CV744 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 piece or parcel of land situate in the Borough of Berwick, formerly the Borough of West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEIGNNING at a corner of lot formerly of S.L. Hess on the southerly side of Third St.: THENCE easterly along Third St. 50 feet to corner of lot owned by B.D. Freas; THENCE southerly along said lot 87 feet to a point; THENCE westerly in a line parallel with Third Street 50 feet to the easterly line of lot formerly of S.L. Hess aforesaid; THENCE northerly along said lot 87 feet to Third Street, the place of beginning. BEING the northerly part of Lot No. 11 in Freas Fowler's Addition to West Berwick, now Berwick.

BEING THE SAME PREMISES which Ross A. Trapane and Janet E. Trapane, Trustees of the Trapane Family Trust, by Deed dated May 10, 2007 and recorded May 11, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument #200704889, granted and conveyed unto DAVID D. ROZELL AND DONNA F. ROZELL, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04C-04-202-00-000

PROPERTY ADDRESS: 538 WEST 3RD STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04C-04-202-00-000

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 defaulting 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
Powers, Kirm & Associates, LLC.
Eight Neshaminy Interplex
Trevose, PA 19053

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