

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV497 AND CIVIL WRIT NO. 2018CV497 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:

PARCEL NO.: (MC-05-117-00, 000

ALL that certain piece, parcel and tract of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwest side of LaSalle Street at a corner of Lot No. 2, Section 10, of the Berwick Land Improvement Company's Addition to Berwick, said point being 80 feet Northwest of Sycamore Street; THENCE South 68 degrees, 45 minutes West, 140 feet to an old fence post situate on the Eastern side of a 12 foot alley; THENCE along the Eastern side of said alley, North 21 degrees, 15 minutes West, 40 feet to a stake; THENCE along Lot No. 4, North 68 degrees, 45 minutes East, 140 feet to a stake; THENCE along the Western side of LaSalle Street, South 21 degrees, 15 minutes East, 40 feet to a stake, the PLACE OF BEGINNING.

BEING Lot No. 3 in Section 10 of the Berwick Lane Improvement Company's Addition to Berwick, according to a survey prepared by James H. Patton, Registered Surveyor, dated October 4, 1972.

Fee Simple Title Vested in Virginia McAfee, unmarried and David C. Fenton, Unmarried, as Joint Tenants with the Right of Survivorship, and not as Tenants in Common, by deed from, Virginia McAfee, Unmarried and Sallie A. Johnson and Kermit Johnson, her husband and Darlis J. Docherty and Shawn Docherty, her husband, dated 9/11/2006, recorded 10/6/2006, in the Columbia County Recorder of deeds in Deed Instrument No. 200610567.

.....and the said Virginia McAfee, died 2/16/2013 , whereupon title to premises in question became vested in David C. Fenton, by right of survivorship.

Property Address: 511-511A Lasalle Street, Berwick, PA 18603

PROPERTY ADDRESS: 511- 511A LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-05-117-00,000

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 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
STERN AND EISENBERG PC
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Sheriff of Columbia County
Timothy T. Chamberlain
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