

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV104 AND CIVIL WRIT NO. 2018CV104 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 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 easterly side of Chestnut Street and south of Sixth Street, 93 feet from said Sixth Street; THENCE southerly along Chestnut street, 72 feet to an alley; THENCE easterly along said alley, 49 1/2 feet to lot now or late by Elmer Klinger; THENCE along the same toward Sixth Street, 72 feet to lot now or late by A.U. Leshner Estate; THENCE westerly along the same and parallel with Sixth Street, 49 1/2 feet to Chestnut Street the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN JUSTIN M. ARIOLA AND TERSA ARIOLA, HIS WIFE, by Deed from BROOKE A. CAMPBELL, UNMARRIED AND LINDA C. COMSTOCK, UNMARRIED, Dated 07/21/2014, Recorded 07/22/2014, Instrument No. 201405373.

Tax Parcel: 04A09 00200

Premises Being: 510 CHESTNUT STREET, BERWICK, PA 18603-3245

PROPERTY ADDRESS: 510 CHESTNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0900200

## 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  
<http://www.sheriffofcolumbiacounty.com/>