

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1204 AND CIVIL WRIT NO. 2018CV1204 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 THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick, county of Columbia and state of Pennsylvania, bounded and described as follows to wit:

NO. 1 beginning at a corner on east 11th street in the borough of Bernick; thence along lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east; 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid ; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning.

NO. 2 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes west 47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993, in Book 549, Page 1006.

Tax Parcel: 04A-10-012-00-000 and 04-10-010-00-000

Premises Being: 425 EAST 11TH STREET, BERWICK, PA 18603-2227

PROPERTY ADDRESS: 423 & 425 EAST 11TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-10-012-00-000 04A-10-010-00-000

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
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

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