

SHERIFF'S SALE

Wednesday, February 13th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV477 AND CIVIL WRIT NO. 2018CV477 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 lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1

Beginning at a point on the northerly side of State Highway Route No. 93, which point is south 64 degrees 53 minutes east 379.15 feet from a point on said State Highway (which latter point is at the intersection of said State Highway Route No. 93 with the line which is the westerly line of land sold by Arthur B. Redline and Iva Redline, his wife, to E. J. Eshleman, which is also the easterly line of land formerly of Richard Smith, now of Harvey Stiner); thence along the northerly side of State Highway Route No. 93 south 64 degrees 53 minutes east 99.85 feet to a point; thence north 62 degrees 36 minutes east 77.38 feet to a point; thence north 71 degrees 25 minutes East 66.91 feet to a point; thence south 78 degrees 35 minutes east 80 feet to a point; thence north 25 degrees 7 minutes east 33.38 feet to a point on the southerly side of First Avenue; thence along the southerly side of First Avenue north 64 degrees 53 minutes west 277.03 feet to a point; thence south 25 degrees 7 minutes west 160 feet to the northerly side of State Route No. 93, the place of beginning.

Parcel No. 2

Beginning at a point on the southerly side of First Avenue at the northwesterly corner of land now or late of Arthur R. Appleman, III (Parcel No. 1 above); thence north 64 degrees 53 minutes west along the southerly side of First Avenue 100 feet to the northeast corner of lot now or late of John V. Lanterman, et ux; thence along the easterly line of said lot south 25 degrees 7 minutes west 160 feet to the northerly side of State Highway Route No. 93; thence along the northerly side of said Route south 64 degrees 53 minutes east 100 feet to the southwesterly corner of lot now or late of Arthur R. Appleman, III (Parcel No. 1 above); thence north 25 degrees 7 minutes east along the westerly line of said lot 160 feet to the southerly side of First Avenue, the place of beginning.

Parcel No.: 07 01A04200

Being the same property conveyed to Joseph Yankowsky who acquired title by virtue of a deed from Eugene Yankowsky and Orysia Yankowsky, dated May 20, 1994, recorded October 30, 2006, at Instrument Number 200611438, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 126 1st Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 126 1ST AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07 01A 04200

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
MANLEY DEAS KOCHALSKI LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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