

SHERIFF'S SALE

Wednesday, June 12th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017-CV-1423 AND CIVIL WRIT NO. 2017-CV-1423 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 Parcel of Land In Berwick Borough, Colombia Cnty, Commonwealth of PA, As More Fully Described In Bk 422, Pg 327, ID#04A-03-147, Being Known And Designated As Part Of Lot No 3 General Plan Of The Borough Of Berwick And Being More Particularly Described As A Metes And Bounds Property.

ALSO DESCRIBED AS:

All That Certain Lot, Piece Or Parcel Of Land Lying And Being Situate In The Borough Of Berwick, County Of Columbia And State Of Pennsylvania, Bounded And Described As Follows, To-Wit:

BEGINNING At A Point On The East Side Of Market Street, Between Thirteenth And Fourteenth Streets, At The Southwest Corner Of Lot No. 4; Thence Along Said Lot In An Easterly Direction One Hundred And Sixty-Five Feet To An Alley; Thence Along Said Alley In A Southerly Direction Forty-Five Feet To Land Now Or Late Of Elliot C. Adams; Thence Along Said Land In A Westerly Direction Parallel With Thirteenth Street, One Hundred And Sixty-Five Feet To Market Street; Thence Along Said Street In A Northerly Direction Forty-Five Feet To The Place Of Beginning.

Same Being Part of Lot No. 3 As Marked And Numbered On The General Plan Of The Borough Of Berwick.

TAX PARCEL #: 04A-03-147-00,000

BEING KNOWN AS: 1308 Market Street a/k/a 1308 North Market Street, Berwick PA 18603

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
Michael T. McKeever.
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Sheriff of Columbia County
Timothy T. Chamberlain
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