

# SHERIFF'S SALE

Wednesday, July 24th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV119 AND CIVIL WRIT NO. 2019CV119 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 CERTAIN LOT, PIECE OR OF GROUND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT IRON PIN LOCATED ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE, SAID IRON PIN ALSO BEING SOUTH 70 DEGREES 30 MINUTES 00 SECONDS WEST 105.00 FEET FROM INTERSECTION OF THE SOUTHERLY SIDE OF SEVENTH AVENUE OF MERCER STREET. THENCE ALONG THE SOUTHERLY SIDE OF SEVENTH AVENUE SOUTH 70 DEGREES 30 MINTUES 00 SECONDS WEST 45.00 FEET TO AN IRON PIPE; THENCE ALONG LOT 1883 SOUTH 05 DEGREES 43 MINTUES 00 SECONDS EAST 164.74 FEET To AN IRON PIN CORNER LOCATED ALONG NORTHERLY SIDE OF A 15 FOOT WDE ALLEY; THENCE. ALONG THE NORTHERLY SIDE OF SAID ALLEY NORTH 70 DEGREES 30 MINUTES 00 SECONDS 45.00 FEET TO AN IRON PIN CORNER; THENCE ALONG OTHER LANDS NOW OR FORMERLY OF THE FRANK S. FETICH ESTATE (LOT 1881)NORTH 05 43 MINUTES 00 SECONDS WEST 164.74 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7,200 SQUAER FEET OF LAND, THIS DESCRIPTON IS INTENDED TO COVER AND To CONVEY ALL LOT NO. 1882 IN BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK,THE MAP OF WHICH RECORDED IN COLUMBIA COUNTY MISCELLANEOÛS BOOK PAGE 366,

BEING KNOWN AS: 1418 7TH AVENUE, BERWICK, PENNSYLVANIA 18603  
TAX I.D. 07 -02A-064-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH sue Fetich, Widow by deed dated December 11, 1992 and recorded December 11, 1992 in Deed Book 520, Page 433, granted and conveyed unto William R. Staton, Jr. and Robert H. Staton, his wife. Robert H. Staton departed this life on October 31, 1999, leaving title vested solely in William R. Staton, Jr. by operation of law.

REAL DEBT: \$62,646.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM R. STATON, JR.  
McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

PROPERTY ADDRESS: 1418 7TH AVENUE, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-02A-064-01,000

## 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  
TERRENCE J. MCCABE, ESQ.  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109

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