

# SHERIFF'S SALE

Wednesday, August 28th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV191 AND CIVIL WRIT NO. 2019CV191 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, 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 the corner of Lot No. 227 on the northerly side of Eighth Street, between Chestnut and Walnut Streets; thence along line of Lot No. 227, in a northerly direction 165 feet to an alley; thence along same in an easterly direction 49 1/2 feet to Lot No. 229; thence along same in a southerly direction 165 feet to Eighth Street; thence along same in a westerly direction 49 1/2 feet to the place of Beginning.

Same being Lot No. 228 on plot Gilbert Fowler's Addition.

Title to said Premises vested in Brian Wayne Morris by Deed from Wayne L. Miller et al dated December 9, 2003 and recorded on December 12, 2003 in the Columbia County Recorder of Deeds as Instrument No. 200315928.

Being known as: 323 East 8th Street, Berwick, PA 18603

Tax Parcel Number: 04A-09-144-00

PROPERTY ADDRESS: 323 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-144-00

## 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  
MILSTEAD & ASSOCIATES LLC  
1 East Stow Road  
Marlton, NJ 08053

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