

SHERIFF'S SALE

Wednesday, September 11th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV371 AND CIVIL WRIT NO. 2019CV371 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 piece or parcel of land situate in the Borough of Briar Creek in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Southern boundary of U. S. Route No. 11, being also the State Highway leading from Bloomsburg to Berwick, said point being Fifty-five (55) feet in a South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes Easterly direction from a stone at the Northeast corner of land now or late of Ernest Paden; thence South Six (6 degrees) degrees Thirty-eight (38) minutes West along the Eastern boundary of land of H. B. Hagenbuch a distance of One Hundred Ninety-five (195) feet more or less to an iron pin corner in line of land now or late of Hagenbuch; thence South Eighty-nine (89 degrees) degrees Fifty-four (54) minutes East a distance of One Hundred Six (106) feet more or less to land now or late of Rea Croop; thence North along land of Rea Croop a distance of One Hundred Ninety (1.90) feet to the South side of the State Highway leading from Bloomsburg to Berwick aforementioned; thence along said State Highway in a Westerly direction and parallel with the same a distance of One Hundred Six (106) feet more or less to a point the place of beginning.

Containing 20,352 square feet of land more or less.

Parcel No.: 06-1B2-005-00,000

Being the same property conveyed to John S. Kish and Michelle R. Kish, no marital status shown who acquired title by virtue of a deed from Beth Ann Bodwalk and June T. Boston, Executrices of the Last Will and Testament of Bertha M. Kacyon, deceased, dated July 15, 2005, recorded July 19, 2005, at Instrument Number 200507500, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 2330 West Front Street, Berwick, PA 18603

PROPERTY ADDRESS: 2330 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 06-1B2-005-00,000

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