

SHERIFF'S SALE

Wednesday, September 9th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV330 AND CIVIL WRIT NO. 2019CV330 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 Fourth Ward of the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows;

Beginning at a point on the Westerly side of Briar Cliff Road at the Southeast corner of Lot Number One Hundred Seventy-four (174); Thence along the Southerly line of said lot North seventy-five (75) degrees thirty-two (32) minutes West, a distance of one hundred fifty-three and thirty-six hundredths (153.36) feet to a point in the Easterly line of Lot Number One Hundred Seventy-six (176); thence along the Easterly line of Lot Number One Hundred Seventy-six (176) South ten (10) degrees forty-six (46) minutes West, a distance of sixty-seven and sixty-seven hundredths (67.67) feet to a point on the Northerly side of Briar Cliff Road; Thence along the northerly side of Briar Cliff Road, South seventy-one (71) degrees twenty-nine (29) minutes East, a distance of eighty-four and seventy-one hundredths (84.71) feet to a point; Thence along Briar Cliff Road on a curve to the left with a radius of sixty (60) feet; ninety-nine and seventy-five hundredths (99.75) feet to a point on the Westerly side of Briar Cliff Road; Thence along the Westerly side of said road: North thirteen (13) degrees sixteen (16) minutes East, a distance of fourteen and three-tenths (14.3) feet to the Southeast corner of Lot Number One Hundred Seventy-four (174), the place of Beginning.

Being Lot Number One Hundred Seventy-five (175) according to Plan of Section "C" Park Place Village, Borough of Berwick, Pa.

Scale I in. equal 60 ft., Feb. 1950, R. A. Dunn, as approved by Borough Council of Berwick, Pa. on March 6 A. D. 1950.

Parcel No.: 04D-03-056-00

Being the same property conveyed to Autumn A. Whitmire and Terry L. Whitmire, wife and husband who acquired title by virtue of a deed from Secretary of Housing and Urban Development of Washington, D.C., dated June 1, 2005, recorded June 16, 2005, at Instrument Number 200506111, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 141 Briar Cliff Road, Berwick, PA 18603

PROPERTY ADDRESS: 141 BRIAR CLIFF ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-056-00

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
Manley Deas Kochalski, LLC
P.O. Box 165028
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>