

SHERIFF'S SALE

Wednesday, October 9th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV160 AND CIVIL WRIT NO. 2019CV160 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 lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot No. Three hundred twenty-four (324) on Pearl Street; thence westerly a distance of forty-five (45) feet to corner of Lot No. Three hundred twenty-six (326); thence southerly a distance of One hundred twenty-five (125) feet to a fifteen (15) foot alley; thence easterly a distance of forty-five (45) feet to corner of Lot No. Three hundred twenty-four (324); thence northerly a distance of One hundred twenty-five (125) feet to the place of beginning, improved with a two story frame dwelling house.

This description is intended to cover and this deed to convey Lot Number Three hundred twenty-five (325) in Duval Dickson Fourth Plot of Lots as marked on plot or plan.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

BEING the same premises which Ella M. Weaver, Widow, by her Attorney-in-Fact, Debora S. Berry, by Power of Attorney dated August 7, 2012, and Debora S. Berry and Robert D. Berry, Jr., her husband, by Deed dated November 10, 2014, and recorded with the Register and Recorder of Columbia County on November 17, 2014, to Instrument No. 201408870, granted and conveyed unto Charles M. Meade, Sr.

PROPERTY ADDRESS: 354 Pearl street, Berwick, PA, 18603

PROPERTY IMPROVED with a two-story frame dwelling

TAX PARCEL NUMBER: 04A-01-080-00,000

PROPERTY ADDRESS: 354 PEARL STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-01-080-00,000

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.