

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV606 AND CIVIL WRIT NO. 2019CV606 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:

PARCEL NO.: 04D-05-230-00,000 and 04D-05-229-00,000

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

No. 1 : BEGINNING at a point on the south side of Orange Street, between Eaton and Scanlon Streets, at the northwesterly corner of Lot Number Two Hundred Twenty-eight (228); THENCE in a southerly direction along the westerly line of Lot Number Two Hundred Twenty-eight (228) a distance of One Hundred Sixty-Four (164) feet to a fifteen foot alley; THENCE in a westerly direction along said alley a distance of Ninety-three (93) feet to a corner in line of Lot Number Two Hundred Twenty-five (225); THENCE in a northerly direction along the easterly line of said Lot Two Hundred Twenty-five (225) a distance of One Hundred Sixty-four (164) feet to Orange Street aforesaid; THENCE along Orange Street in an easterly direction a distance of Ninety-three (93) feet to the place of beginning. BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land & Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

BEING Lots Numbers Two Hundred Twenty-six (226) and Two Hundred Twenty-seven (227) in Berwick Land and Improvement Company's Addition to West Berwick, as marked and numbered on plot or plan.

NO. 2: BEGINNING at a point on the south side of Orange Street at the northwest corner of Lot No. 228; THENCE in a southerly direction along the dividing line between Lot No. 227 and Lot No. 228, a distance of One Hundred Sixty (160) feet, more or less, to a fifteen foot alley; THENCE in an easterly direction along said alley a distance of Thirty-four and one-tenth (34.1) feet to a point in line of land, now or late, of Alleda E. Kreiser; THENCE in a northerly direction and on a line parallel with the first course herein, a distance of One Hundred Sixty (160) feet, more or less, to the south side of Orange Street; THENCE along Orange Street in a westerly direction, a distance of thirty-four and one-tenth (34.1) feet to the place of beginning. BEING the westerly portion of Lot No. 228 in Berwick Land and Improvement Company Addition to West Berwick. (See Miscellaneous Book No. 7 Pages 496 and 497).

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Fee Simple Title Vested in Sean D. Murphy, an unmarried person by deed from Richard Charles Matash, Sr., and Pennie A. Matash, his wife, dated 5/8/2012, recorded 5/25/2012, in the Columbia County Clerk's Office in Deed Instrument No. 201204680.

PROPERTY ADDRESS: 1628 ORANGE STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D-05-230-00,000 & 04D-05-229-00,000

## 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  
STERN AND EISENBERG PC  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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