

SHERIFF'S SALE

Wednesday, July 29th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1272 AND CIVIL WRIT NO. 2019CV1272 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 those Certain Lots, Pieces or Parcels of Land Situate in the Borough of Berwick, Columbia County and State of Pennsylvania, Bounded and Described as Follows, to-wit:

Parcel #1 : Beginning on Brittain Street at the Corner of Lot No. 146; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet to the Corner of Lot No. 148; thence in a Southerly Direction along Lot No. 148 a Distance of one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to the Corner of Lot No. 146; thence in a Northerly Direction along Lot No. 146 a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 147 in the Berwick Land and Improvement Company's addition to Berwick. See Plot or Plan Recorded at Bloomsburg in Miscellaneous Book No. 7 Pages 496 and 497. Parcel #2: Beginning on the south side of Brittain Street at Corner of Lot No. 147; thence in an Easterly Direction along Brittain Street a Distance of Forty-Five (45) Feet, to Corner of Lot No. 149; thence in a Southerly Direction one Hundred Sixty (160) Feet to a Fifteen (15) foot alley; thence in a Westerly Direction along Said alley a Distance of Forty-Five (45) Feet to Corner of Lot No. 147; thence in a Northerly Direction a Distance of one Hundred Sixty (160) Feet to Brittain Street, the Place of Beginning.

Being Lot No. 148 in the Berwick Land and Improvement Company Addition to Berwick. See Plot or Plan recorded at Bloomburg in Miscellaneous Book No. 7, Pages 496 and 497.

Parcel No.: 04D05 14100

Being the same property conveyed to Dorothy J. Koscelnick, no marital status shown who acquired title by virtue of a deed from Helen Koscelnick, no marital status shown, dated May 20,1991, recorded August 23, 1991, at Book 481, Page 009, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1654 Brittain Street, Berwick, AKA Berwick Boro, PA 18603

PROPERTY ADDRESS: 1654 BRITTAİN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D0514100

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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