

SHERIFF'S SALE

Wednesday, March 31st, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV695 AND CIVIL WRIT NO. 2019CV695 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 lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 491/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-0570-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622

PROPERTY ADDRESS: 345 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 048-04-057-00-000

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
Phelan Hallinan Diamond & Jones, LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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