

SHERIFF'S SALE

Wednesday, March 25th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1367 AND CIVIL WRIT NO. 2019CV1367 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 Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly right of way of Spring Garden Avenue, said pin being at the southeast corner of lands of Betty M. Watts, now or late; thence along the easterly line of lands of said Watts, now or late, North 2 degrees 50 minutes West 120.62 feet to an iron in on the Southerly right of way of Sampson Alley; thence along the Southerly right of way of Sampson Alley South 69 degrees 40 minutes 50 seconds East 101.17 feet to an iron pin at the northwest corner of lands of Roy W. Naugle and Dorothy Naugle, now or late; thence along the westerly line of lands of said Naugle, now or late, south 2 degrees 50 minutes East, 80.81 feet to an iron pin on the northerly right of way of the aforementioned Spring Garden Avenue; thence along the northerly right of way of Spring Garden Avenue, South 87 deyees 09 minutes 10 seconds West 93.00 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

ALL THAT CERTAIN 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:

BEGINNING at an iron pin in the northerly line of Spring Garden Avenue, at the southeast corner of other land of Betty M. Watts and Jacques A. Watts, her husband; thence along the easterly line of said other land of Betty M. Watts and Jacques A. Watts, north 2 degrees 50 minutes West 120.62 feet to an iron pin in the southerly line of Sampson Alley; thence along the southerly line of Sampson Alley South 69 degrees 40 minutes 50 seconds East 5.6 feet to a corner in line of other land of Peter J. Ciampi and Barbara A. Ciampi, his wife; thence through said other land of Peter J. Ciampi and Barbara A. Ciampi, his wife, in a southerly direction to the place of BEGINNING. BEING a triangular piece of land along the westerly end of Peter J. Ciampi and Barbara A. Ciampi, his wife.

BEING KNOWN AS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

PROPERTY ID NUMBER: 04C-02-060-00.000

BEING THE SAME PREMISES WHICH ROBERT W. ASHELMAN AND DEBORAH D. ASHELMAN, HUSBAND AND WIFE BY DEED DATED 10/6/2016 AND RECORDED 11/7/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO: 201608882, GRANTED AND CONVEYED UNTO POLLYANNA S. YOUNG AND ROBERT HAWK, JR, WIFE AND HUSBAND.

PROPERTY ADDRESS: 1117 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-060-00,000

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
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>