

# SHERIFF'S SALE

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

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BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV13 AND CIVIL WRIT NO. 2020CV13 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:

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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 the northeasterly corner of East Sixth Street and Chestnut street; THENCE along Chestnut Street, in a northerly direction, a distance of 165 feet to a two-rod alley, sometimes known as Seventh Street; THENCE along said alley, in an easterly direction, a distance of 49 1/2 feet to Lot Number 204; THENCE along the westerly line of said lot, in a southerly direction, a distance of 165 feet to the northerly line of East Sixth Street, aforesaid; THENCE along said street, in a westerly direction, a distance of 49 1/2 feet to the corner, the place of Beginning.

This description is intended to cover and this deed to convey Lot Numbered 203 in Gilbert Fowler's Addition to Berwick.

BEING the same premises which CATHERINE ROSE BOLSAR, Executrix of the Last Will and Testament of Catherine McAfee, by Deed dated, March 29, 1993, and recorded April 6, 1993. at the Columbia County Recorder of Deeds in Record Book 530, Page 934, granted and conveyed unto Catherine Rose Bolsar and John J. Bolsar, her husband, Grantors herein.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of in and to the same.

BEING KNOWN AS: 301 E 6TH STREET BERWICK, PA 18603 PROPERTY ID: 04A-09-066-00-000

TITLE TO SAID PREMISES IS VESTED IN JOSEPH M. BROWN, AS SOLE OWNER BY DEED FROM CATHERINE ROSE BOLSAR AND JOHN J. BOLSAR, HER HUSBAND DATED 03/31/2006 RECORDED 04/27/2006 INSTRUMENT NUMBER 200604129.

PROPERTY ADDRESS: 301 EAST 6TH STREET, BERWICK, PA 18603 UPI/ TAX PARCEL NUMBER: 04A-09-066-00-000

## 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  
RAS CITRON LLC  
133 GAITHER DRIVE  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>