

SHERIFF'S SALE

Wednesday, January 27th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV457 AND CIVIL WRIT NO. 2020CV457 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 or piece of ground situate in Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in line of land formerly of James Lamon; thence by the same south 89 degrees east 10 perches to a stone; thence by land formerly of Reuben Bower north 10 perches to a stone; thence north 89 degrees west 10 perches to a stone in line of land formerly of Henry Martz; thence by the same south 10 perches to the place of beginning.

CONTAINING 100 SQUARE PERCHES OF LAND, MORE OR LESS.

IMPROVED with a two-story frame dwelling house and outbuildings.

BEING the same property conveyed by Dennis J. Sitler and Mary Ann J. Sitler, his wife to Lisa M. Moses and Jon A. Watts, by deed dated April 29, 2004, about to be recorded

BEING KNOWN AS: 71 LIGHTS ROAD BERWICK, PA 18603

PROPERTY ID: 07-09-078

TITLE TO SAID PREMISES IS VESTED IN LISA M. MOSES AND JON A. WATTS, SISTER AND BROTHER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM DENNIS J. SITLER AND MARY ANN J. SITLER, HIS WIFE DATED April 29, 2004 RECORDED May 12, 2004 INSTRUMENT NUMBER 200405096.

PROPERTY ADDRESS: 71 LIGHTS ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-078

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
MOUNT LAUREL, NJ 08054

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