

SHERIFF'S SALE

Wednesday, July 28th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV781 AND CIVIL WRIT NO. 2020CV781 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 in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to -wit:

BEGINNING at a point on the northerly side of Brittain Street, at the southeasterly corner of Lot No. 181; thence in an easterly direction along the northerly side of Brittain Street, 65 feet to a corner in line of land now or late of Leon J. Cloutier; thence along land now or late of said Cloutier in a northerly direction 80 feet to line of land now or formerly of Harold Hopper; thence in a westerly direction parallel to the first course herein 65 feet to the easterly line of Lot No. 181 aforesaid; thence in a southerly direction along the easterly line of Lot No. 181, 80 feet to the northerly side of Brittain Street, the place of beginning.

Being the southerly half of Lot No. 182 and a portion of Lot No. 183 of Berwick Land and Improvement Company's Addition to West Berwick, now Berwick. Upon which is situate a story and half frame dwelling.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 8/3/1995, conveying from Judy A. Molyneaux, Administrator of the Estate of Stephen Monroe Molyneaux A/K/A Stephen M. Molyneaux, Deceased, and Judy A. Molyneaux, individually; Katrina L. Martz and Joseph W. Martz, her husband; Autumn M. Stiver and Garry Michael Stiver, her husband to Judy A. Molyneaux, Recorded 8/8/1995, In Deed Book 602, Page 1038.

Property being known as: 1651 Brittain Street, Berwick, PA 18603

Being Columbia County parcel number: 041)-05-178-00.000

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

PROPERTY ADDRESS: 1651 BRITTAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-178-00.000

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
ROMANO & GARUBO & ARGENTIERI
52 Newton Avenue
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>