

# SHERIFF'S SALE

Wednesday, September 15th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1570 AND CIVIL WRIT NO. 2019CV1570 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 with improvements thereon situate 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 East Sixth Street at corner of lot now or late of Bruce Dent; thence east along Sixth Street a distance of 49 1/2 feet to Butternut Street; thence northerly along Butternut Street a distance of 52 feet to land now or late of Rockwell Bencoter, formerly Bruce Dent; thence westerly along line of said land a distance of 49 1/2 feet to corner of Lot No. 19 now or late of Bruce Dent; thence southerly along line of said lot a distance of 52 feet to Sixth Street, the place of Beginning.

Being Part of Lot No. 20 in Daniel Reedy's Addition to Berwick. BEING the same premises which Brian Picciano and Jennifer Picciano, by deed dated October 29, 2007 and recorded in the Columbia County Recorder of Deeds on November 19, 2007 as Instrument Number 20071 1833, granted and conveyed unto Jennifer Picciano.

Tax Parcel: 04-09-043-00.000

Premises Being: 439 EAST 6TH STREET A/K/A 439 EAST SIXTH STREET, BERWICK, PA 18603

PROPERTY ADDRESS: 439 EAST 6TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-043-00,000

## 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  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

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