

SHERIFF'S SALE

Wednesday, November 10th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2021CV367 AND CIVIL WRIT NO. 2021CV367 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:

1449 WEST FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in Michaels Addition to West Berwick, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the southwesterly corner of Lot No. 66; Thence along Front Street forty-five (45) feet in a westerly direction to the southeasterly corner of Lot No. 68; Thence along said lot, one hundred seventy-eight (178) feet in a northerly direction to the northeasterly corner of Lot No. 68; Thence forty-five (45) feet in an easterly direction to the northwesterly corner of Lot No. 66; Thence along said lot, one hundred seventy-eight (178) feet in a southerly direction to Front Street, the place of Beginning.

BEING Lot No. 67 in Michael's Addition to West Berwick. BEING the same premises conveyed to Maliyakkal John and Kumary John, his wife, by Deed of Sylvia J. Yantorn, widow, dated April 25, 1991 and recorded in the Columbia County Recorder of Deeds on April 25, 1991 in Record Book 472, Page 309.

PARCEL NO. 040-08-002-00,000

BEING KNOWN AND NUMBERED AS 1449 W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

1453 W. FRONT STREET, BERWICK, PA

ALL that certain piece or parcel of land situate on the northerly side of Front Street in the Borough of West Berwick, now Berwick, Columbia County and Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 67; Thence along West Front Street fortyfive (45) feet in a westerly direction to the southeasterly corner of Lot No. 69; Thence along said lot one hundred seventy-eight (178) feet to the northeasterly corner of Lot No. 69; Thence in an forty _ five to corner Lot NO. 67 • Thence along said lot one hundred seventy-eight (178) feet to Front Street, the place of Beginning. BEING Lot No. 68 in Michael's Addition to West Berwick (now Berwick).

BEING the same premises conveyed to K&J Rentals by Deed of Stephanie Rose Sorce, single, and Steven H. Sorce and Julia Sorce, his wife, dated April 20, 1990 and recorded in Columbia County Recorder of Deeds Office on May 2, 1990 in Record Book 450, Page 65.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PARCEL NO. 040-08-001-00,000

BEING KNOWN AND NUMBERED AS 1453W. FRONT ST., BERWICK, COLUMBIA COUNTY, PA

PROPERTY ADDRESS: 1453 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 040-08-001-00,000

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
BARLEY SNYDER
126 East King Street
Lancaster, PA 17602

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