

SHERIFF'S SALE

Wednesday, October 26th, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV935 AND CIVIL WRIT NO. 2019CV935 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 place, parcel or lot 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 northwest corner of the intersection of East Fourth Street with Chestnut Street; thence along Chestnut Street, north 26 degrees 38 minutes west 63.55 feet to other lot now or late of First National Bank; thence along the same, south 36 degrees 29 minutes west 96.55 feet to line of lot now or late of Harold Lowery; thence along the same, south 26 degrees 38 minutes east 63.55 feet to a point on the north side of Fourth Street; thence along the same north 63 degrees 29 minutes east 96.45 feet to the place of Beginning. Being part of Lots No. 9 and 10 of M.W. Jackson's addition to the Borough of Berwick. BEING 401-403 Chestnut Street.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reservations and remainders, rents, issues and profits thereof, and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 403 CHESTNUT STREET BERWICK, PA 18603
PROPERTY ID: 04A-05-041-00,000

TITLE TO SAD PREMISES IS VESTED BLAISE OLAH AND ROXANNE OLAH, HUSBAND AND WIFE BY DEED FROM BLAISE OLAH, DATED 09/29/1998 RECORDED 10/26/98 BOOK NO. 703 PAGE 1001

PROPERTY ADDRESS: 403 CHESTNUT STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-05-041-00,000

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
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County
Timothy T. Chamberlain
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