

SHERIFF'S SALE

Wednesday, January 25th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV648 AND CIVIL WRIT NO. 2022CV648 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, parcel or tract of land situate in Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGNNING at the northwesterly corner of Lot No. 152. this being the west side of the ninth lot west of Eaton Street on the southerly side or Brittain Street, and being a part of the Berwick Land and improvement Company's addition to the Borough of Berwick (sec pot or plan recorded in the Recorder's Office at Bloomsburg, PA in Miscellaneous Book 7, Page 496 and 497); thence in a southerly direction along Lot No. 152, a distance of 160 feet to a 15 foot alley; thence in a westerly direction, along said alley, a distance of 45 feet to the corner of Lot No. 15-; thence in a northerly direction along Lot No. 150, a distance of 160 feet to Brittain Street; thence in an easterly direction, along Brittain Street, a distance of 45 feet to the place of BEGINNING.

THIS description is intended to cover and this deed to convey single house and Lot No. 151. BEING KNOWN AS: 1638 BRITTIAN STREET, BERWICK, PA 18603

PROPERTY ID NUMBER: 04D05 13900

BEING THE SAME PREMISES WHICH KELLY L. CRAVEN, UNMARRIED BY DEED DATED 3/15/2018 AND RECORDED 4/13/201 IN THE OFFICE OF THE RECORDER OF DEEDS TN INSTRUMENT #201802671, GRANTED AND CONVEYED UNTO SHANE REICHERT, UNMARRIED.

PROPERTY ADDRESS: 1638 BRITTIAN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D0513900

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