

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV237 AND CIVIL WRIT NO. 2022CV237 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 SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON GRANT STREET, THENCE ALONG THE SAME, 49 1/2 FEET TO LOT NO.45; THENCE ALONG SAID LOT, A DISTANCE OF 121 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY 49 1/2 FEET TO LOT NO. 43; THENCE ALONG SAID LOT, A DISTANCE OF 121 FEET TO THE PLACE OF BEGINNING. BEING LOT NO. 44 ON THE WESTERLY SIDE OF GRANT STREET. BEING THE SAME PREMISES WHICH LAURENCE P. OLIN AND JESSICA OLIN, HUSBAND AND WIFE, BY DEED DATED JUNE 1, 2021 AND RECORDED 25, 2021 IN INSTRUMENT NUMBER 202106295, GRANTED AND CONVEYED UNTO ADAM M. HESS AND AMANDA J. HESS, HUSBAND AND WIFE.

BEING KNOWN AS: 353 GRANT STREET, BERWICK, PENNSYLVANIA 18603
TAX I.D. 04B.04-017

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$122,775.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ADAM M. HESS AND AMANDA J. HESS

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

PROPERTY ADDRESS: 353 GRANT STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04B-04-017

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
MCCABE, WEISBERG & CONWAY PC
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

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