

# SHERIFF'S SALE

Wednesday, March 15th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV693 AND CIVIL WRIT NO. 2022CV693 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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, (formerly in the Township of Briar Creek), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the corner of Lot No. 50 on the Northerly side of Duval Street; thence easterly along Duval Street a distance of 49-1/2 feet to Chestnut Street; thence northerly along Chestnut Street a distance of 150 feet to a 15 foot alley; thence westerly a distance of 49-1/2 feet to the corner of Lot No. 50; thence southerly a distance of 150 feet to Duval Street, the place of beginning. This description is intended to cover and this deed to convey Lot No. 49 in Duval Dickson's Second Plot of Lots as marked and shown on plot or plan.

Being the same parcel conveyed to John F. Weaver and Kathy J. Weaver from Alphonso F. Stepanski, III and Teresa D. Stepanski, by virtue of a Deed dated 11/25/2003, recorded 12/01/2003, in Deed as Instrument No. 200315458 County of Columbia, State of Pennsylvania.

AND THE SAID John F. Weaver hereby departed this life on or about 05/31/2021 thereby vesting title solely unto his wife Kathy J. Weaver.

Assessor's Parcel Number: 04A,02--125-00,000

Tax Parcel: 04A,02-125--00,000

PROPERTY ADDRESS: 1627 CHESTNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02--125-00,000

## 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  
BROCK & SCOTT PLLC  
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Sheriff of Columbia County  
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