

SHERIFF'S SALE

Wednesday, June 7th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV750 AND CIVIL WRIT NO. 2022CV750 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 AND TRACT OF LAND, lying and being situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at a point on the eastern boundary of Walnut Street, said point being 115 feet in a southerly direction from the southeasterly corner of Fifth and Walnut Street; Thence along the eastern boundary of Walnut Street in a southerly direction 50 feet, more or less, to an alley; Thence in an easterly direction along the northern boundary of said alley, 49 1/2 feet to a point; Thence on a line parallel with Walnut Street in a northerly direction 50 feet, more or less, to a point said point being so located that if this course were extended in a straight line parallel with Walnut Street to Fifth Street, said point would be 115 feet in a southerly direction from the point of intersection of this course extended with Fifth Street; Thence in a westerly direction parallel with Fifth Street 49 1/2 feet to a point, the place of beginning.

PARCEL # 04A08 07300000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 412 Walnut Street, Berwick, PA 18603.

BEING THE SAME PREMISES which Bart Robbins and Pauline E. Robbins, his wife, by Deed dated February 12, 1966 and recorded February 14, 1966 in the Office of the Recorder of Deeds in and for the County of Columbia, Pennsylvania in Book 230, Page 1160 granted and conveyed unto Donald R. Robbins and Dorothy Robbins, his wife, as tenants by the entirety, in fee.

AND THE SAID Donald R. Robbins departed this life on or about October 17, 1993 thereby vesting title unto Dorothy Robbins by operation of law.

AND THE SAID Dorothy Robbins departed this life on or about July 9, 2022, thereby vesting title unto any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Dorothy Robbins, deceased.

PROPERTY ADDRESS: 412 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A 08 073 000 00

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
Christopher A. Denardo, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>