

SHERIFF'S SALE

Wednesday, October 18th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV1093 AND CIVIL WRIT NO. 2022CV1093 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, formerly two separate lots, situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner, said corner being situated 230 feet on a course of South 83 degrees 55 minutes West from the east line of property now or late of E.J. Eshleman and also being the northwest corner of the intersection of Third Avenue and Avenue B; THENCE along the north side of Third Avenue South 83 degrees 55 minutes West a distance of 120 feet to an iron pin corner, the southwest corner of other land formerly of Barbara D. Vought; THENCE along the easterly line of same and through another lot formerly of Barbara D. Vought, North 6 degrees 5 minutes West a distance of 320 feet to an iron pin corner in the southerly line of Fourth Avenue, said point also being the northeast corner of said other land or the said Barbara D. Vought; THENCE along the south line of Fourth Avenue North 83 degrees 55 minutes East a distance of 148.5 feet, more or less, to an iron pin at the intersection of Fourth Avenue and Avenue B; THENCE along the westerly line of said Avenue B, South 1 degree East, a distance of 321.2 feet to the place of beginning.

BEING KNOWN AS: 252 3RD AVENUE BRIAR CREST, BERWICK, PA 18603
PROPERTY ID NUMBER: 07 01A 047 00 000

BEING THE SAME PREMISES WHICH BARBARA D. VOUGHT, UNMARRIED, AND GAYLE D. VOUGHT, UNMARRIED BY DEED DATED 1/30/2003 AND RECORDED 2/5/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEEN INSTRUMENT NO.:200301408, GRANTED AND CONVEYED UNTO BARBARA D. VOUGHT, NOW DECEASED AND GAYLE D. VOUGHT, BOTH AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PROPERTY ADDRESS: 252 3RD AVE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 07-01A-047

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
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