

SHERIFF'S SALE

Wednesday, July 26th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV286 AND CIVIL WRIT NO. 2023CV286 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 situated on the southerly side of Eleventh Street above Chestnut Street (erroneously described as on the northerly side of Eleventh Street in previous deeds) in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the northeasterly corner of Lot #24 of Eleventh Street; Thence in a southerly direction, 165 feet, to a two-rod alley; Thence along said alley in an easterly direction, 49 1/2 feet, to corner of Lot #26; Thence along the same in a northerly direction, 165 feet, to Eleventh Street aforesaid; Thence along Eleventh Street in a westerly direction, 49 1/2 feet, to the Place of Beginning.

Being that this description is intended to cover and this deed to convey Lot #24 of Joseph D. Thompson's Addition to the Borough of Berwick.

BEING THE SAME PREMISES which Emery Seeley and Barbara Ann Seeley, his wife, by Deed dated 5/31/2019 and recorded in the Office of the Recorder of Deeds of Columbia County on 6/5/2019 in Instrument No. 201904173, granted and conveyed unto Lauren G. Lewis.

BEING known as 316 East 11th Street a/k/a 316 11th Street, Berwick, Pennsylvania 18603

IMPROVEMENTS: Residential Dwelling

PARCEL # 04A09 22600

PROPERTY ADDRESS: 316 EAST 11TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0922600

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
Powers, Kirm & Associates, LLC
Eight Neshaminy Interplex
Trevose, PA 19053

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