

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV414 AND CIVIL WRIT NO. 2022CV414 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:

The land referred to in this Commitment is described as follows:

ALL that certain lot or piece of ground situate in Berwick Borough, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way of Linden Drive at the northwest corner of Lot No. 191, THENCE along said right-of-way on a curve to the left having a radius of 1151.68 feet, a distance of 64.32 feet to an iron pin at the southwest corner of Lot No. 193; THENCE along the southerly line of Lot No. 193, North 84 degrees 45 minutes East, 150 feet to an iron pin and lands now or late of the V and H Realty Corporation.

THENCE along lands now or late of said corporation on a curve to the right having a radius of 1301.68 feet, a distance of 72.70 feet to an iron pin at the northeast corner of Lot No. 191 ; THENCE along the northerly line of Lot No. 191, South 87 degrees 57 minutes West, 150.00 feet to the place of CONTAINING 10,276.61 square feet of land in all.

BENG KNOWN AS: 124 LINDEN DRIVE, BERWICK, PA 18603
PROPERTY ID: 04D-03-100-59

TITLE TO SAD PREMISES IS VESTED REGINALD POPE AND POPE, HIS WIFE BY DEED FROM VERONICA L. STOTLER DATED 12/28/2005 RECORDED 01/10/2006 AS INSTRUMENT NO. 200600315.

PROPERTY ADDRESS: 124 LINDEN DRIVE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-03-100-59

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
RAS CITRON LLC
133 GAITHER DRIVE
MOUNT LAUREL, NJ 08054

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