

SHERIFF'S SALE

Wednesday, May 8th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV390 AND CIVIL WRIT NO. 2023CV390 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTHERLY SIDE OF FERRIS AVENUE AT THE SOUTHEAST CORNER OF LOT NO. 507; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF FERRIES AVNEUE 45 FEET TO LOT NO. 505; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY SIDE OF LOT NO. 505, 160 FEET TO A FIFTEEN FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF SAID ALLEY 45 FEET TO LOT NO. 507; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SDE OF LOT NO. 507, 160 FEET TO FERRIS AVENUE, THE PLACE OF BEGINNNG.

BEING LOT NO. 506 OF THE BERWICK LAND AND MPROVEMENT COMPANY'S ADDITION TO BERWICK, AND BEING PART OF WHAT WAS FORMERLY KNOWN AS THE FERRIS FARM.SEE PLOT OR PLAN RECORDED THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA MISCELLANEOUS BOOK NO 8, PAGE 366.

BEING KNOWN AS: 1319 FERRIS AVE BERWICK, PA 18603
PROPERTY ID: 00-08-268-01.000

TITLE TO SAD PREMISES IS VESTED IN TRACEY M. HELLENTHAL, A SINGLE WOMAN AND TMOTHY L. SWEENEY, A SINGLE MAN BY DEED FROM TRACEY M. HELLENTHAL, A SINGLE WOMAN, DATED AUGUST 3, 2000 RECORDED AUGUST 21, 2000 INSTRUMENT NO. 200007943

PROPERTY ADDRESS: 1319 FERRIS AVE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-08-268-01.000

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
RAS CITRON LLC
133 GAITHER DRIVE
MOUNT LAUREL, NJ 08054

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