

SHERIFF'S SALE

Wednesday, January 24th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV123 AND CIVIL WRIT NO. 2023CV123 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 together with the two-story frame single dwelling house thereon erected, lying and being situate on the northerly side of Third Avenue in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 913, this being the west side of the second lot west of Mercer Street on the north side of Third Avenue, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, and a portion of the Berwick Land and Improvement Company's addition to the Borough of Berwick, which was formerly the Ferris Farm. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Misc. Book No. 8, Page 366; thence in a northerly direction along Lot No. 913, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; thence in a westerly direction along said alley, a distance of forty-five (45) feet to the corner of Lot No. 915; thence in a southerly direction along Lot No. 915, a distance of one hundred sixty (160) feet to Third Avenue; thence in an easterly direction along Third Avenue, a distance of forty-five (45) feet to the place of BEGINNING.

This description is intended to cover and convey single house and Lot No. 914.

BEING THE SAME PREMISES which Kevin P. Doran and Kimberly J. Doran granted and conveyed to Niall L. Makar by Deed dated October 13, 2017 and recorded October 13, 2017 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 201708167.

KNOWN AS 1409 Third Avenue, Berwick, Pennsylvania
PARCEL No. 04D-06-121-00,000

PROPERTY ADDRESS: 1409 THIRD AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D-06-121-00,000

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.