

# SHERIFF'S SALE

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Wednesday, June 12th, 2024 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV96 AND CIVIL WRIT NO. 2023CV96 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:

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ALL OF THOSE THREE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FIFTH AVENUE AT THE NORTHEAST CORNER OF LOT NO. 1583; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF FIFTH AVENUE A DISTANCE OF 135 FEET TO THE NORTHWEST CORNER OF LOT NO. 1579; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT NO. 1579 A DISTANCE OF 160 FEET TO THE NORTHERLY LINE OF A 15 FOOT ALLEY; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY A DISTANCE OF 135 FEET TO THE SOUTHEAST CORNER OF LOT NO. 1583 AFORESAID; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT NO. 1583 A DISTANCE OF 160 FEET TO THE SOUTHERLY LINE OF FIFTH AVENUE, THE PLACE OF BEGINNING.

BEING LOT NOS. 1580, 1581 AND 1582 IN THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, NOW THE BOROUGH OF BERWICK. SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY. BEING THE SAME PROPERTY CONVEYED TO ROBERT J. MARKLE AND SHIRLEY M. MARKLE, HIS WIFE BY SPECIAL WARRANTY DEED FROM ROBERT J. MARKLE AND SHIRLEY M. MARKLE, HIS WIFE AS RECORDED 6/7/2000 AS DOCUMENTS 20005337.

The said, Robert J. Markle departed this life on January 14, 202, vesting sole to Shirley M. Markle.

THE IMPROVEMENTS THEREON BEING KNOWN AS 1000 5TH AVENUE, BERWICK, PA 18603.  
TAX ID 04C-01-050-00-000

PROPERTY ADDRESS: 1000 5TH AVENUE, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04C-01-050-000

## 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.