

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV855 AND CIVIL WRIT NO. 2023CV855 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 LOT, PIECE OR PARCEL OF LAND LYING AND BEING 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 NORTHERLY SIDE OF MARTZVILLE ROAD, AT THE SOUTHWEST CORNER OF LOT NO. 97; THENCE ALONG SAID ROAD IN A WESTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 99; THENCE ALONG SAME IN A NORTHERLY DIRECTION, 120 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN AN EASTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 97 AFORESAID; THENCE ALONG SAME IN A SOUTHERLY DIRECTION 120 FEET, TO MARTZVILLE ROAD, THE PLACE OF BEGINNING.

BEING LOT NO. 98, SECTION 6 ON THE PLOT OF THE PARK REAL ESTATE COMPANY S ADDITION TO BERWICK.

PIN NO. 04B-02-11200

Property Address: 205 Martzville Rd, Berwick, PA 18603-1332

Parcel No. 04B-02-112-00000

BEING the same premises which MARTHA L. ZADIRAKA, WIDOW by Deed dated March 24, 2012, and recorded in the Office of Recorder of Deeds of Columbia County on April 9, 2012, as Instrument# 201202935 granted and conveyed unto Zoe Defon Dansan. Zoe Defon Dansan departed this life of November 27, 2022.

PROPERTY ADDRESS: 205 MARTZVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-11200

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
STERN & EISENBERG, PC
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Sheriff of Columbia County
Timothy T. Chamberlain
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