

# SHERIFF'S SALE

Wednesday, July 31st, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1343 AND CIVIL WRIT NO. 2023CV1343 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 BRITTAN STREET AT CORNER OF LOT NUMBER TWO HUNDRED (200); THENCE IN AN EASTERLY DIRECTION ALONG BRITTAN STREET A DISTANCE OF FORTY-FIVE (45) FEET TO CORNER OF LOT NUMBER TWO HUNDRED TWO (202); THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NUMBER TWO HUNDRED TWO (202) A DISTANCE OF ONE HUNDRED AND FIFTY-SEVEN AND ONE-HALF (157 1/2) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE A NORTHWESTERLY DIRECTION ALONG THE SAID ALLEY A DISTANCE OF FORTY-SIX (46) FEET, MORE OR LESS, TO CORNER OF LOT NUMBER TWO HUNDRED (200) AFORESAID; THENCE IN A SOUTHERLY DIRECTION ALONG LINE OF LOT NUMBER TWO HUNDRED (200) A DISTANCE OF ONE HUNDRED AND SEVENTY (170) FEET TO THE NORTHERLY SIDE OF BRITTAN STREET AFORESAID, THE PLACE OF BEGINNING. BEING LOT NO. TWO HUNDRED AND ONE (201) OF THE BERWICK LAND & IMPROVEMENT COMPANY'S ADDITION TO THE BOROUGH OF BERWICK, BEING PART OF WHAT WAS FORMERLY KNOWN AS THE BRITTAN FARM

Property Address: 1543 Brittain Street, Berwick, PA 18603  
Parcel No. 04D05-189-000

BEING the same premises which JENNIFER E. BUCHINO AND THOMAS BUCHINO, JR., WIFE AND HUSBAND, AND CHRISTINE A. HERNANDEZ AND ELVIN HERNANDEZ, WIFE AND HUSBAND by Deed dated 06/25/2007 and recorded in the Office of Recorder of Deeds of Columbia County on 06/27/2007 at Book/Page or Instrument #200706540 granted and conveyed unto JESSE W. TITUS.

PROPERTY ADDRESS: 1543 BRITTAIN STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D05-189-000

## **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.