

SHERIFF'S SALE

Wednesday, January 29th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1392 AND CIVIL WRIT NO. 2023CV1392 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 or tract of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at the southeast corner of Pine Tenth Streets;

THENCE in an easterly direction along Tenth Street ninety-nine (99) feet to a corner;

THENCE in a southerly direction parallel with Pine Street a distance of one hundred one and one-half (101 1/2) feet to a co

THENCE along Pine Street in a northerly direction a distance of one hundred one and one-half (101 - 1/2) feet to the place of

BEING the same premises as conveyed to the Grantors herein by Deed of Helen Marinalos and Franklin E. Kepner, Co-Executors of the Last Will and Testament of Charlotte Seely, Dated May 9, 1988 and recorded May 18, 1988, in the Office of the Recorder of

Deeds in and for the County of Columbia, in Deed Book 408, page 860.

PIN No. 04A-4-127

Address for informational purposes only 204-206 E Tenth Street

Berwick, PA 18603 and

corner of 202 E. 10th Street and 910 Pine Street

Berwick, PA 18603

Property Address: 204-206 East 10th Street, Berwick, PA 18603

Parcel No. 04A04 12700

BEING the same premises which Ralph P. Hart and John P. Krystofik by Deed Dated June 26, 1991 and recorded in the Office of Recorder of Deeds of Columbia County on June 28, 1991 at Book 476, Page 769 granted and conveyed unto Donald S. Camillocci and Jean L. Camillocci.

PROPERTY ADDRESS: 204-206 EAST 10TH STREET, BERWICK, PA 18603 UPI / TAX PARCEL NUMBER: 04A-04-12700

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.