

SHERIFF'S SALE

Wednesday, April 23rd, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1179 AND CIVIL WRIT NO. 2024CV1179 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 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 an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 108; thence in a southerly direction along the easterly boundary of said Maple Road, 65.04 feet to an iron pin and the northwesterly corner of Lot No. 106; thence in an easterly direction along Lot No. 106, North 58 degrees 25 minutes East, 158.27 feet to an iron pin at the northeasterly corner of Lot No. 106; thence in a northerly direction, North 30 degrees 24 minutes West a distance of 43 feet to an iron pin located at the Southeast corner of Lot No. 108; thence in a westerly direction along Lot No. 108, South 66 degrees 23 minutes West, a distance of 158.54 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 107 on plan of Section "B" Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 212 MAPLE ROAD, BERWICK, PA 18603.

PARCEL

BEING THE SAME PREMISES WHICH Jamie L. Weaver nka Jamie L. Gould and Eugene J. Gould, by Deed dated October 20, 2018 and recorded October 23, 2018 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2018-08194, granted and conveyed unto Jamie L. Gould fka Jamie L. Weaver and Eugene J. Gould.

TO BE SOLD AS THE PROPERTY OF EUGENE J. GOULD AND JAMIE L. GOULD F/K/A JAMIE L. WEAVER.

PROPERTY ADDRESS: 212 MAPLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04-D03-1003,6000

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
Leon Haller, Esq.
1719 North Front Street
Harrisburg, PA 17102-2392

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>