

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1382 AND CIVIL WRIT NO. 2024CV1382 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 a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; THENCE along the same in a Westerly direction, a distance of Ninety-six (96) feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; THENCE along the same, parallel with Bowman Street in a Northerly direction, a distance of Twenty five (25) feet to a corner; THENCE in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) feet through the partition of a double house to Market Street; THENCE Southerly, along the same, a distance of Twenty-five (25) feet to the place of BEGINNING.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

HAVING thereon erected the southerly one-half frame dwelling known and numbered as 337 MARKET STREET BERWICK, PA 18603

PARCEL # 04B-04-142-00,000

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 maybe 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.

BEING the same premises which Tristana R. Harvey, by Deed dated August 26, 2009 and recorded September 1, 2009 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2009-08265, granted and conveyed unto Michael R. Stevens.

PROPERTY ADDRESS: 337 MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-142-00,000

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.

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/>