

# SHERIFF'S SALE

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Wednesday, July 16th, 2025 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV979 AND CIVIL WRIT NO. 2020CV979 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:

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ALL THAT certain lot, piece or parcel of land, together with a two-story frame dwelling house and outbuildings thereon erected, situate on the southerly side of East Eighth Street between Pine and Chestnut Streets in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on Eighth Street aforesaid at the northeast corner of Lot No. 37 in M.W. Jackson's Addition to the Borough of Berwick; THENCE along the easterly side of Lot No. 37, a distance of 98 1/2 to a corner; THENCE in an easterly direction in a line parallel with Eighth Street, A distance of 49 1/2 feet to a corner in the westerly side of Lot No. 39; THENCE in a northerly direction along the westerly side of Lot No. 39, a distance of 98 1/2 feet to the northwesterly corner of Lot No. 39 on Eighth Street; THENCE along said street, a distance of 49 1/2 feet to the PLACE OF BEGINNING.

BEING a part of Lot No. 38 in M.W. Jackson's Addition to Berwick. TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, possession, claim and demand Whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

BEING KNOWN AS: 228 EAST 8TH STREET BERWICK, PA 18603  
PROPERTY ID: 04A-04-070-00,000

TITLE TO SAID PREMISES IS VESTED IN MELISSA LEGGIERI BY DEED FROM RACHEL BERKES AND JOSEPH BERKES, HER HUSBAND, MELISSA LEGGIERI AND PETER LEGGIERI, HER HUSBAND, AND REBECCA STOUT STAUFFER AND DANIEL STAUFFER, HER HUSBAND, DATED AUGUST 23, 1999 RECORDED SEPTEMBER 15, 1999 BOOK NO. 738 PAGE 31

MELISSA LEGGIERI IS DECEASED, DATE OF DEATH IS FEBRUARY 21, 2024

PROPERTY ADDRESS: 228 EAST 8TH STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04A-04-070-00,000

## **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  
RAS CITRON LLC  
133 GAITHER DRIVE  
MOUNT LAUREL, NJ 08054

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