

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV572 AND CIVIL WRIT NO. 2024CV572 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 lot, piece, or parcel of land lying and being situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southerly right-of-way of Township Route No. 503 leading from Whitmire to Evansville, said pin being at the Northeast corner of lands of Joseph Slowick c/o Joseph Vicena; THENCE along the Southerly right-of-way of said Township Route No. 503, North 88 degrees 44 minutes East, 150.00 feet to an iron pin and lands of Orval H. and Anna Weaver; THENCE along lands of said Weaver, South 1 degree 24 minutes West 300.00 feet to an iron pin; THENCE along same, South 88 degrees 44 minutes West, 150.00 feet to an iron pin on the Easterly line of lands of Joseph Slowick c/o Joseph Vicena; THENCE along lands of said Slowick c/o Vicena, North 1 degree 24 minutes East, 300 feet to the place of BEGINNING.

CONTAINING 1.033 acres of land in all.

Parcel ID: 11 05 02605

Property Address (for informational purposes only): 68 Slowick Road, Berwick, PA 18603

BEING the same premises which David C. George, Executor of the Estate of Rachel E. George, aka Rachel Esther George, by deed dated October 23, 2001 and recorded October 29, 2001 at Inst. No. 200110824 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, granted and conveyed unto Robert M. Harvey and Brandy J. Harvey, husband and wife, in fee.

PROPERTY ADDRESS: 68 SLOWICK ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11 05 02605

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.