

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1372 AND CIVIL WRIT NO. 2024CV1372 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 the following described premises and Tracts of Land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1 : beginning at the corner of Lot No. 303 on Mary Street; Thence Easterly a distance of Ninety (90) Feet to the corner of Lot No. 306 thence Northerly a distance of one Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westerly a distance of Ninety (90) Feet to the corner of Lot No. 303; Thence Southerly a distance of One Hundred Forty-Five (145) Feet to the place of beginning.

Being Lots nos. 304 and 305 in Duval Dickson's 4th Plot of Lots.

Tract No. 2: Beginning at the corner of Lot No. 305 on Mary Street; Thence Easterly a distance of Ninety (90) Feet to the corner of Lot No. 308; Thence Northerly a distance of one Hundred Forty-Five (145) Feet to a Fifteen Foot Alley; Thence Westerly a Distance of Ninety (90)Feet to the Corner of Lot No.305; thence Southerly a distance of One Hundred Forty- Five (145) Feet to the Place of Beginning.

Being Lots Nos. 306 and 307 in Duval Dickson's 4th Plot of Lots.

Being the same property conveyed to Paul T. Jaffin and Barbara A. Jaffin, his wife: Barbara A. Jaffin having passed from this life on July 15,2016 from Michael J. Demshock and Helen Demshock, his wife by Deed dated April 5, 1979 and recorded April 6, 1979 among the Land Records of Columbia County, State of Pennsylvania in Book 291, Page 988.

Tax Account# 04A0106500

The said Paul T. Jaffin died on August 1, 2024 without a will or appointment of an Administrator, thereby vesting title in John Jaffin, Known Surviving Heir of Paul T. Jaffin, Paul Jaffin a/k/a Paul Jaffin, Jr., Known Surviving Heir of Paul T. Jaffin, and Unknown Surviving Heirs of Paul T. Jaffin by operation of law.

BEING KNOWN AS: 311 MARY STREET, BERWICK, PENNSYLVANIA 18603

REAL DEBT: \$139,724.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

JOHN JAFFIN, KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, PAUL JAFFIN A/K/A PAUL JAFFIN, JR., KNOWN SURVIVING HEIR OF PAUL T. JAFFIN, AND UNKNOWN SURVIVING HEIRS OF PAUL T JAFFIN

PROPERTY ADDRESS: 311 MARY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0106500

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
MCCABE, WEISBERG & CONWAY PC
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

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