

SHERIFF'S SALE

Wednesday, June 6th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV976 AND CIVIL WRIT NO. 2014CV976 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 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 north side of Second Avenue at the Southwest corner of Lot No. 797; thence in a northerly direction along said lot 160 feet to a 15 foot alley; thence in a westerly direction along said alley 45 feet to a corner of Lot No. 799; thence in a southerly direction along said lot 160 feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. BEING a single house known and numbered as 1613 2nd Avenue, Berwick, PA 18603 (Lot No. 798) BEING the same premises in which Robert D. Pollick and Terry L Troiani, Executors of the Estate of Joseph F. Pollick, Sr., by deed dated November 25, 2002 and recorded in the Office of Recorder of Deeds in and for Columbia County on December 4, 2002 at Instrument #200214084, conveyed unto Robert D. Pollick and Wendy Pollick. His wife. Robert D. Pollick departed this life on July 31, 2017.

Parcel No. 04D-06-047

PROPERTY ADDRESS: 1613 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-047

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
RICHARD SQUIRE & ASSOCIATES LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046

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