

SHERIFF'S SALE

Wednesday, October 14th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV833 AND CIVIL WRIT NO. 2014CV833 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 THOSE three certain pieces or parcels of land located in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a corner on the North side of Ninth Street, said corner being common with Lot No. 71 on plot of lots hereinafter mentioned; THENCE along line of Lot No. 71 in a Northerly direction a distance of 82.50 feet to a corner; THENCE through lands now or late of Sergio Bartoli, et ux, in an Easterly direction a distance of 101.50 feet to a corner in line of lands now or late of Jackson Crispin Estate; THENCE along said line in a Southerly direction, a distance of 94.50 (calculated) feet to a corner on the North side, of Ninth Street; THENCE along the North side of Ninth Street a distance of 55.50 feet to the place of BEGINNING.

CONTAINING 6,476 square feet, more or less, and being part of Lots 13 and 75 in J.,D. Thompson Estate addition to the Borough of Berwick.

TRACT NO. 2: BEGINNING at a corner on the Southerly side of Tenth Street, said corner being common with Lot No. 71, on plot of lots hereinafter mentioned; THENCE along Tenth Street in an Easterly direction, a distance of 147.50 feet to a corner in the line of the Jackson and Crispin Estate now or late; THENCE along said line in a Southerly direction a distance of 94.50 feet (calculated) to a corner; THENCE along line of lands now or formerly of Ervin E. Burlingham, et ux, in a Westerly direction, a distance of 101.50 feet to a corner in line of Lot No. 71; THENCE along line of said lot in a Northerly direction a distance of 82.50 feet to the place of BEGINNING.

CONTAINING 10,271 square feet, more or less, and being part of Lots No. 73 and 75 of the J.D. Thompson Estate addition to the Borough of Berwick.

TOGETHER WITH AND SUBJECT to all easements, conditione, reservations, exceptions, restrictions and appurtenances, as are contained in prior deeds in chain of title.

TRACT NO. 3: BEGINNING at a steel pin on the dividing line between lands now or formerly of Frances G. Hartman, and Peter M. Borick and Nancy M. Borick, the aforescribed beginning point-being located North 4 degrees 47 minutes 33 seconds East 92.2 feet from a drill hole in the base of concrete fence poest on the Northerly right-of-way line of East Ninth Street; THENCE running along land now or late of Frances G. Hartman, North 4 degrees 47 minutes 33 seconds East 100.08 feet to a steel pin on the Southerly right-of-way line of East Tenth Street; THENCE running along land now or late of Frances G. Hartman, South 25 degrees 52 minutes 38 seconds Bast 86.13 feet to a steel pin; THENCE running through land now of formerly of Frances G. Hartman, South 64 degrees 10 minutes West 51.05 feet t10 the place of BEGINNING, being a triangular shaped parcel of land. CONTAING 2198.60 square feet, Survey and deed description prepared by Charles B. Webb R.P.E., R.S., 8/24/83.

BEING THE SAME PREMISES which Nancy J Borick, by Deed dated September 29, 2003 and recorded October 1, 2003 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 200312684, granted and conveyed unto LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

IMPROVEMENTS: RESIDENTIAL DWELLING,

TAX PARCEL: 04A-09-173-01000

PROPERTY ADDRESS: 531 EAST 9TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-173-01000

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.