

# SHERIFF'S SALE

Wednesday, February 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV703 AND CIVIL WRIT NO. 2016CV703 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 Piece, parcel and tract of land located in the Borough of Berwick, county of Columbia, and state of Pennsylvania, bounded and described as follows to wit:

BEGINNING on the westerly side of Warren street at the northwesterly corner of Fifth Avenue; THENCE northerly along the westerly side of Warren Street 150 feet to a 15 foot alley; TRENCE westerly 90 feet to a northeasterly corner of Loet No. 1661; THECE southerly 160 feet to Fifth Avenue; THENCE easterly along thbe northerly side of Fifth Avenue 90 fast to Warren street, the place of BEGINNING.

BEING THE SAME PREMISES WHICH Donna M. Frausto and Jose E. Frausto, Her Husband by Deed dated October 3, 1998 and recorded January 22, 1999 in Deed Book 713, Page 83, granted and conveyed unto Luana Olenick.

BEING KNOWN AS: 1201 NORTH WARREN STREET, BERWICK, PENNSYLVANIA 18603  
TAX I.D. #: 04D-07-134

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 1201 NORTH WARREN STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D-07-134  
Seized

## 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  
Terrence J. McCabe, Esq.  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109

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