

# SHERIFF'S SALE

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Wednesday, April 4th, 2018 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV880 AND CIVIL WRIT NO. 2016CV880 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:

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ALL THOSE two (2) certain pieces, parcels or tracts of land located in the Borough of Berwick, County of Columbia And State of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: beginning at a point on the southerly boundary line of Martzville Road, said point being at the northeast corner of lot no. 2 as shown on "lots laid out on the property of J.D. Kile and E.G. Scott in Briar Creek Township Columbia County, Pennsylvania, known as walnut glen farm, dated august 29, 1950" said lot no. 2 being lot now or late of Carl Hess and others; thence south twenty-two (22) degrees fifty (50) minutes west, along land of said Carl Hess, a distance of one hundred forty-nine and five-tenths (149-5/10 feet, be the same more or less, to a point on land now or late of First National Bank or Michael Oram; thence north fifty-five (55) degrees fifty two (52) minutes east, one hundred and eighty (180) feet to a point where this course intersects the southern boundary of Martzville Avenue; thence in a north sixty-nine(69) degrees thirty (30) minutes westerly direction along the southern boundary of Martzville Avenue, ninety-eight (98) feet, more or less, to a point, the place of beginning.

PARCEL ID NO. 048-02-132-00,000

BEING KNOWN AND NUMBERED AS 224 Martzville Road, Berwick, PA 18603

BEING the same premises which Beverly M. Shangraw f/k/a Beverly Schechterly, an unmarried woman by Deed dated July 25, 2005 recorded August 16, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200508630, granted and conveyed unto Beverly M. Shangraw, an unmarried woman

PROPERTY ADDRESS: 224 MARTZVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-132-00,000

## 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  
STERN AND EISENBERG PC  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>