

SHERIFF'S SALE

Wednesday, October 26th, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV62 AND CIVIL WRIT NO. 2014CV62 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 TWO (2) certain town lots, pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Lot No. 49 on the Northerly side of Martz Avenue; thence along line of said lot North Nineteen (19) degrees West One Hundred and Forty-five (145) feet to an alley; thence along same North Seventy-one (71) degrees East Eighty (80) feet to line of Lot No. 46; thence along same South Nineteen (19) degrees East One Hundred and Forty-five (145) feet to Martz Avenue; thence along same South Seventy-one (71) degrees West Eighty (80) feet to the place of beginning.

The above premises being Lots No. 47 and No. 48 on the plan of Fairview Terrace, and THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND.

BEING the same premises Melissa K. Titman McLaughlin, executrix of the last will and testament of Raymond T. Titman, Sr. a/k/a Raymond L. Titman, deceased, granted and conveyed unto Delores M. Stout and Kerri L. Comstock, in the deed dated September 16, 2004 and recorded in the Columbia County Recorder of Deeds on September 24, 2004 as Instrument No. 2004411077. AND THE SAID Delores M. Stout having departed this life on or about December 25, 2010 whereby operation of law title vested in surviving tenant, Kerri L. Comstock

BEING known as 241 Martz Street, Berwick, PA 18603
PARCEL: 04A-01-009

PROPERTY ADDRESS: 241 MARTZ STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-01-009

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.