

# SHERIFF'S SALE

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Wednesday, August 2nd, 2017 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV38 AND CIVIL WRIT NO. 2017CV38 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 THAT CERTAIN lot, piece or parcel of land, together with the double frame dwelling and other improvements thereon erected, lying and being situate on the westerly side of Mulberry Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Mulberry Street at a distance of 120 feet in a southerly direction from the intersection of Mulberry Street with Eighth Street and at the southeasterly corner of Lot #21 and parallel with Eighth Street a distance of 165 feet to the easterly line of an alley; THENCE in a southerly direction along line of said alley, parallel with Mulberry Street, a distance of 40 feet to the northerly line of an intersecting alley; THENCE in an easterly direction along the line of said last mentioned alley, and parallel with the first course herein, a distance of 165 feet to the westerly line of Mulberry Street a distance of 40 feet to the place of beginning. This description is intended to cover Lot #20 in the Jackson and Crispin Addition to Berwick.

BEING the same premises which Charles B. Evans and Joan M. Evans, husband and wife, by their deed dated December 21, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Steven L. Brink and Mary-Ellen Z. Brink, husband and wife.

BEING KNOWN AS: 617-619 Mulberry Street, Berwick, PA 18603  
PROPERTY ID NO.: 04B,04-214-00,000

TITLE TO SAID PREMISES IS VESTED IN Steven L. Brink and Mary-Ellen Z. Brink, his wife, their heirs and assigns, as tenants by the entireties BY DEED FROM Charles B. Evans and Joan M. Evans, his wife DATED 12/21/2005 RECORDED 01/09/2006 IN DEED BOOK Instrument #200600251.

PROPERTY ADDRESS: 617-619 MULBERRY STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04B,04-214-00,000

## 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.