

SHERIFF'S SALE

Wednesday, November 15th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV490 AND CIVIL WRIT NO. 2017CV490 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 or lot of land, together with the two-story, frame, single dwelling house, garage and other outbuildings and improvements thereon erected, lying and being situate on the northerly side of East Fourth Street in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of East Fourth Street at the southeasterly corner of Lot No. 6 in M. W. Jackson's Addition; thence in a northerly direction along the easterly line of Lot No. 6 a distance of 181 1/2 feet to the southerly line of East Fifth Street; thence in an easterly direction along the southerly line of East Fifth Street a distance of 49 1/2 feet to the northwesterly corner of Lot No. 8 in said M.W. Jackson's Addition; thence in a southerly direction along the westerly line of Lot No. 8 a distance of 181 1/2 feet to the northerly line of East Fourth Street aforesaid; thence in a westerly direction along the northerly line of East Fourth Street a distance of 49 1/2 feet to the place of beginning.

BEING Lot No. 7 in M.W. Jackson's Addition.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 225 East 4th Street, Berwick, PA 18603.

PARCEL #: 04A05 03700

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which the Estate of Daisy Herr, by deed dated December 29, 2005 and recorded December 30, 2005 at Columbia County Instrument No. 200514209, granted and conveyed unto Brandi M. Long. Brandi M. Long is also known as Brandi Marie Gregory.

PROPERTY ADDRESS: 225 EAST 4TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0503700

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
Leon Haller, Esq.
1719 North Front Street
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>