

SHERIFF'S SALE

Wednesday, July 25th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV627 AND CIVIL WRIT NO. 2017CV627 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:

PARCEL NO.: 04D-08-272-01

ALL THOSE TWO CERTAIN lots lying and being situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side First Avenue, said point being at the Northwest corner of Lot No. 547 as shown on plot or plan of the Berwick Land and Improvement Company's Addition to Berwick as of recorded in Columbia County Miscellaneous Book No. 8 page 367; thence in a Westerly direction along the Southern boundary of First Avenue a distance of ninety (90) feet to a point

at the Northeast corner of lot No. 550 as shown on said plot or plan; THENCE Southerly along the Eastern boundary of Lot No. 550 aforementioned one hundred sixty-five (165) feet to a fifteen (15) foot alley; THENCE Easterly along the Northerly side of said alley ninety (90) feet to a point at the Southwestern corner of Lot No. 547 aforementioned; THENCE Northerly along the Western boundary of Lot No. 547 aforementioned a distance of one hundred sixty-five (165) feet to a point, the place of BEGINNING.

This description is intended to cover and this Deed to convey Lots numbered 548 and 549 of the Berwick Land and Improvement Company as shown on plot recorded in Columbia County Miscellaneous Book 8 at page 367 in the office for the recording of deeds in and for Columbia County.

Fee Simple Title Vested in Lawrence J. Stradnick by deed from Joseph E. Hidvegi and Susan Hidvegi, husband and wife, dated May 19, 2010, recorded June 23, 2010, in the County Recorder of Deeds Office in Deed Instrument Number 201005352.

PROPERTY ADDRESS: 1314 1ST AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-272-01

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
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