

# SHERIFF'S SALE

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Wednesday, January 25th, 2023 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV659 AND CIVIL WRIT NO. 2022CV659 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 situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;

Beginning at a point on the Westerly side of Hilltop Road at the Northeasterly corner of land now or late of Clarence Slusser, Jr. and Catherine S. Slusser, his wife; thence along the Westerly side of Hilltop North 22 degrees 10 minutes East 500 feet more or less to a point in line of land now or late of Arthur Naugle; thence along said Naugle North 67 degrees 35 minutes West 233.80 feet to a point on the Easterly side of a 40 feet road; thence South 18 degrees 17 minutes East 200 feet more or less to a point; thence continuing along the Easterly side of said road South 15 degrees 09 minutes East 300 feet more or less to a point in the Northerly line of said Slusser; thence along the Northerly line of said South 67 degrees 35 minutes East 196.87 feet to the place of beginning.

Parcel No.: 07 02C03810

Being the same property conveyed to Franklin D. Balliet and Sueann Balliet, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Jennilynn Balliet, Administrator d.b.n. of the Estate of Peter M. Balliet a/k/a Peter Matthew Balliet, dated April 27, 2015, recorded April 27, 2015, at Instrument Number 201503056, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

INFORMATIONAL NOTE: Sueann Balliet died on June 10, 2018, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Franklin D. Balliet.

Property known as 39 Hilltop Road, Berwick, PA 18603

PROPERTY ADDRESS: 39 HILLTOP ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07 02C03810

## 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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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