

SHERIFF'S SALE

Wednesday, July 16th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV191 AND CIVIL WRIT NO. 2025CV191 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 or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North side of East Fifth Street as extended from the Borough of Berwick; Thence in an easterly direction along the extension of East Fifth Street a distance of Sixty-six (66) feet to the corner of Lot No. 2; Thence in a northerly direction along Lot No. 2, a distance of One Hundred Sixty-five (165) feet to an alley; Thence in a westerly direction along said alley a distance of Sixty-six (66) feet to the former Borough line; Thence in a southerly direction along said Borough line a distance of One Hundred Sixty-five (165) feet to a corner, the place of BEGINNING.

BEING Lot No. 1 in Davenport and Traugh's Addition. Parcel ID: 04-08-111-00-000
Property Address: 441 East Fifth Street, Berwick, PA 18603

BEING THE SAME premises which Betty A. Slusser, widow, by her Deed dated May 28, 2003 and recorded May 29, 2003 in the Office for the Recorder of Deeds in and for Columbia County Instrument No. 200306471, granted and conveyed unto Betty R. Maynard and Robert L. Maynard, her husband.

PROPERTY ADDRESS: 441 EAST FIFTH STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A-08-111-00-000

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 defaulting 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
LOGS LEGAL GROUP LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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