

SHERIFF'S SALE

Wednesday, June 10th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV28 AND CIVIL WRIT NO. 2015CV28 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 pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

NO. 1: BEGINNING at an iron pin at the southwest corner of Lot No. 110 and Maple Road; thence in a northeasterly direction North eighty degrees forty-four minutes East (N.80 degrees 44 minutes E) along the southerly line of Lot No. 110, one hundred forty-nine and sixty-four hundredths (149.64) feet to an iron pin at the southeast corner of Lot No. 110 in the line of land now or formerly of Larry Lechleitner and Clarissa Lechleitner, his wife; thence along land now or formerly of said Larry Lechleitner, et ux and land now or formerly of Fred A. Slusser and Lena Slusser, his wife, South three degrees forty-five minutes East (S.3 degrees 45 minutes E) forty-four and five-tenths (44.5) feet to an iron pin at the northeast corner of Lot No. 108; thence South seventy degrees fifty-four minutes West (S70 degrees 54 minutes W) along the northerly line of Lot No. 108 one hundred forty-eight and twenty-three hundredths (148.23) feet to an iron pin on the easterly side of Maple Road, being the northwest corner of Lot No. 108; thence in a northerly direction along the easterly line of Maple Road on a curve to the right with a radius of 258 feet to a linear distance of seventy (70) feet to an iron pin at the southwest corner of Lot No. 110, the place of BEGINNING.

BEING Lot No. 109 in the Plan of Section 'B' Park Village, Borough of Berwick, Pennsylvania, H.G Shulde, Reg. Eng. August 22, 1955, Revised May 1, 1961.

EXCEPTING AND RESERVING unto the Grantor, his heirs and assigns, the full, free liberty and right at all times hereafter and forever, to have and use a passage way, ten (10) feet in the width and extending 149.64 feet from Maple Road along the northerly side of the lot hereby granted for purposes only of free ingress, egress and regress of the grantor's other land adjoining the lot conveyed.

AND WHEREAS, the Grantee, her heirs and assigns, have the full, free liberty and right at all times hereafter and forever, to have and use a passage way, ten (10) feet in width and extending 149.64 feet from Maple Road along the southerly side of the adjoining land, Lot No. 110 now or late of V & H Realty, Inc. for purposes only of ingress, egress and regress of the lot hereby conveyed.

NO. 2: BEGINNING at an iron pin located on the easterly side of Maple Road and the southwest corner of Lot No. 109; thence in a southerly direction along the easterly boundary of said Maple Road 65 feet to an iron pin at the northwesterly corner of Lot No. 107; thence in an easterly direction along Lot No. 107 North 66 degrees 23 minutes East a distance of 158.54 feet to an iron pin at the northeasterly corner of Lot No. 107; thence in a northerly direction North 30 degrees 24 minutes West a distance of 50 feet to an iron pin located at the southeast corner of Lot No. 109; thence in a westerly direction along Lot No. 109 South 72 degrees 6 minutes West a distance of 151.72 feet to an iron pin corner, the place of BEGINNING.

BEING Lot No. 108 on Plan of Section 'B' Park Place Village, Borough of Berwick, surveyed by John X. J. Callahan dated May of 1969.

TITLE TO SAID PREMISES IS VESTED IN Debra A. Sponenburg, single, by Deed from Dennis C. Steinruck, Executor of the Estate of Clifford Steinruck, a/k/a Clifford P. Steinruck, a/k/a Clifford Paul Steinruck, dated 07/23/2013, recorded 07/25/2013 in Instrument Number 201307004.

Tax Parcel: 04D-03-100-37,000,04D-03-100-01-000

Premises Being: 208 Maple Road, Berwick, PA 18603-4216

PROPERTY ADDRESS: 208 MAPLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-03-100-37,000 & 04D-03-100-01-000

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.

Plaintiff's Attorney
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>