

# SHERIFF'S SALE

Wednesday, December 16th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV149 AND CIVIL WRIT NO. 2013CV149 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 LOT, 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 AT CORNER OF LOT NO. 51 OF JACKSON AND WOODIN MANUFACTURING COMPANY'S ADDITION TO BERWICK, ON NORTH VINE STREET: THENCE NORTH ALONG VINE STREET, A DISTANCE OF FORTY NINE AND ONE HALF (49 1/2) FEET TO LOT NO. 53 IN SAID ADDITION; THENCE WEST ALONG LOT NO. 53 A DISTANCE OF ONE HUNDRED AND FORTY FIVE (145) FEET TO GRANT STREET; THENCE SOUTH ALONG GRANT STREET A DISTANCE OF FORTY NINE AND ONE HALF (49 1/2) FEET TO A CORNER OF LOT NO. 51; THENCE EAST ALONG LOT NO. 51 A DISTANCE OF ONE HUNDRED FORTY FIVE (145) FEET TO THE PLACE OF BEGINNING.

THIS DESCRIPTION IS INTENDED TO COVER LOT NO. 52 IN THE TEN SINGLE COMPANY HOUSES ON NORTH VINE STREET, BERWICK, PENNSYLVANIA.

BEING THE SAME PREMISES CONVEYED TO DERWOOD H. SLUSSER JR., BY DEED OF EVA J. SLUSSER, WIDOW, DATED MARCH 18, 1993, RECORDED IN COLUMBIA COUNTY RECORDER OF DEEDS BOOK 529, PAGE 425.

PIN # 4B-4-58

BEING KNOWN AS: 349 Vine Street, Berwick, PA 18603

PROPERTY ID NO.: 04B-04-058

TITLE TO SAID PREMISES IS VESTED IN Derwood H. Slusser, Jr. and Judy A. Slusser, his wife BY DEED FROM Derwood H. Slusser, Jr. and Judy A. Slusser, his wife DATED 09/09/2002 RECORDED 09/19/2002 AT INSTRUMENT NUMBER 200211066  
PROPERTY ADDRESS: 349 VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-058

## 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  
UDREN LAW OFFICES, PC  
Woodcrest Corp. Ctr. 111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003

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