

# SHERIFF'S SALE

Wednesday, March 8th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV275 AND CIVIL WRIT NO. 2015CV275 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:

325-327 N. VINE STREET, BERWICK, PA:

ALL THAT CERTAIN piece or parcel of land 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 westerly side of Vine Street, north of Third Street at the southeasterly corner of lot now or late of Jessie Liptock, formerly Wellington Houck; THENCE along Vine Street in a southerly direction forty-two (42) feet to lot late of John Withers; THENCE along said lot in a westerly direction ninety-three and one-half (93 1/2) feet to lot now or late of Harry R. Laubach; THENCE along said lot in a northerly direction forty-two (42) feet to lot now or late of Jesse Liptock; THENCE along said last mentioned lot in an easterly direction ninety-three and one-half (93 1/2) feet to the place of beginning.

BEING THE SAME PREMISES conveyed to Lois G. Babb Slusser, by Deed of Grace M. Saracino, Widow, dated May 1, 1997 and recorded in the Columbia County Recorder of Deeds Office on May 7, 1997 in book 654, Page 519.

PREMISES improved with a multi-family dwelling more commonly known as: 325-327 North Vine Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4B,04-52.  
239 East 13th Street, Berwick, PA

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Thirteenth and Chestnut Street; THENCE along Chestnut Street in a northerly direction, 165 feet to a two-rod alley; THENCE along said alley in a westerly direction 49 1/2 feet to line of Lot No. 12; THENCE along said lot in a southerly direction, 165 feet to Thirteenth Street; THENCE along Thirteenth Street in an easterly direction 49 1/2 feet to Chestnut Street, the place of BEGINNING.

SAME BEING Lot No. 11 in Isaiah Bower's Third Addition to the Borough of Berwick.

BEING THE SAMES PREMISES conveyed to Lois G. Babb, by Deed of William D. Babb and Lois G. Babb, his wife, dated June 13, 1996 and recorded in the Columbia County Recorder of Deeds Office On June 18, 1996 in Book 627, Page 991.

PREMISES improved with a single-family dwelling  
more commonly known as: 239 East 13th Street, Berwick, Pennsylvania 18603.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is: 4A,03-160.

PROPERTY ADDRESS: 325-327 N. VINE STREET / 239 EAST 13TH STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04A,03-160 / 04B, 04-52

## 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  
BULL BULL & MCDONALD  
106 N Market St  
Berwick, PA 18603

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