

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1293 AND CIVIL WRIT NO. 2024CV1293 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 those two certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1 : BEGINNING at a corner on the public road leading from Summerhill to Nelson Michael's in line of land now or late of the Summerhill Grave Yard; thence along said Grave Yard and land now or late of Robert Jones Four Hundred Nineteen (419) feet to a corner in line of other land now or late of C.R. Jones, sometimes knows as Robert Jones, et ux; thence along the same in an Easterly direction, Two Hundred Seventy-Six (276) feet to land now or late of Robert Jones, et ux; thence along said land in a Northerly direction, Three Hundred Ninety-Three (393) feet to the public road aforesaid; thence along said public road in a Westerly direction, Two Hundred Ninety-Six (296) feet to the place of beginning.

EXCEPTING, however, adverse conveyance to Summerhill Cemetery Association by deed dated July 17, 1962, and recorded July 30, 1962, in Deed Book Volume 214, Page 214 (Parcel of land 36 feet wide and 308 feet in depth and adjacent to Summerhill Cemetery Land).

PARCEL NO. 2: BEGINNING at a stone at the Northeast corner of land now or late of C.R. Jones, at the intersection of the Salem and Huntington Public Roads; thence in a Westerly direction along said Salem Public Road, a distance of One Hundred Ten (110) feet to a stone; thence in a Southerly direction through lands now or late of C.R. Jones a distance of Four Hundred (400) feet to a stone; thence in an Easterly direction through lands now or late of C.R. Jones, a distance of One Hundred Ten (110) feet to the Huntington Public Road; thence in a Northerly direction along the Huntington Public Road, a distance of Four Hundred (400) feet to the place of beginning.

Containing about (1) acre of land, more or less.

EXCEPTING, however, the parcel of land conveyed to John O. Kreisher, et ux, dated September 18, 1959, and recorded in Deed Book 197 at Page 244.

BEING the premises granted and conveyed from Marlin Henrie and Ruth Ann Henrie, his wife, to John R. Kreischer and Jean Marie Kreischer, his wife, by Deed dated September 8, 1976 and recorded on September 29, 1976 in the Columbia County Recorder of Deeds Office in Deed Book 278 at Page 475. John R. Kreischer died on January 20, 2015, leaving Jean Marie Kreischer, Grantor herein, the sole owner by the doctrine of tenants by the entireties.

PIN: 07-03C-03-100

BEING the same premises which Jean Marie Kreischer, widow, by Deed dated January 7, 2021 and recorded in the Official Records of Columbia County on January 19, 2021, as Instrument Number 202100534 granted and conveyed unto Jessica R. Karns, married.

33 valley Road, Berwick, PA 18603

Tax Parcel Number: 07 -03C-031-00-000

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff Judgment Amount: \$184,229.85

Premise Being: 33 Valley Road, Berwick, PA 18603 Seized and sold as the property of Jessica R. Karns

Judgment Number 2024-CV-1293 (U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R5 v Jessica R. Karns, Jean Marie Kreischer) Dated: April 4, 2025

PROPERTY ADDRESS: 33 VALLEY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03C-031-00-000

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