

# SHERIFF'S SALE

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Wednesday, September 10th, 2025 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV108 AND CIVIL WRIT NO. 2025CV108 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:

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ALL THAT CERTAIN piece or parcel of land situate in the Township of North Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of State Highway Route 19038 leading from Lightstreet to Orangeville on the line of land of Bernard Whitmire; thence South 41 degrees East, 349 feet to a point in line of other land of William Huntington and Mary Huntington; thence along other land of William Huntington and Mary Huntington and along the westerly end of a stone culvert wall, South 60 3/4 degrees West, 157 feet to an iron pin corner in line of other land of William Huntington and Mary Huntington; hence along other land of William Huntington and Mary Huntington, North 50 1/2 degrees West, 240 feet to a post corner; thence continuing along other lands of William Huntington and Mary Huntington, North 37 1/2 degrees West, 197.5 feet to a stake corner in line of land of Bernard Whitmire; thence along line of Bernard Whitmire, North 81 degrees East, 280 feet to the place of BEGINNING.

Containing 1.46 acres, said description is in accordance with a survey prepared by James Timbrell, Professional Engineer, dated June 25, 1964.  
Subject to the Oil and Gas Lease dated April 11, 1961 with Shell Oil Company and recorded in the Office of the Recorder of Deeds.

BEING THE SAME PREMISES which William Huntington and Mary Huntington, his wife, by Deed dated July 2, 1964, recorded July 6, 1964, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Record Book 225, Page 678, granted and conveyed unto Donald Z. Kishbach and Marilyn Kishbach, his wife. Ronald Z. Kishbach departed life on this earth on or about March 10, 2013, and upon his death title vested solely in Marilyn Kishbach. Marilyn Kishbach departed life on this earth on or about September 22, 2022, and upon her death title passed to her legal heirs.

KNOWN AS 55 Shelhamer Road, Berwick, Pennsylvania 18603.  
PARCEL NO. 11-06-009-01,000

PROPERTY ADDRESS: 55 SHELHAMER ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 11-06-009-01,000

## **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.