

SHERIFF'S SALE

Wednesday, October 14th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV91 AND CIVIL WRIT NO. 2015CV91 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:

TRACT NO. 1:

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

BEGINNING at an iron pin on the southerly side of Vista Road at the northeasterly corner of Lot of Atwood R. Knorr, Jr.; thence along the southerly line of Vista Road South 67 degrees 35 minutes East 369.88 feet to an iron pin; thence continuing along the southerly line of Vista Road North 85 degrees East 367.11 feet to an iron pin at a corner on the westerly side of blacktop road now unnamed; thence along the westerly line of said road South 39 degrees 32 minutes West 139.45 feet to an iron pin; thence continuing along said road South 79 degrees 18 minutes West, 152.91 feet to an iron pin; thence continuing along said road South 60 degrees West, 189.64 feet to an iron pin at a corner on the north side of an alley; thence along the north side of said alley North 67 degrees 35 minutes West, 407.20 feet to an iron pin at the southeasterly corner of lot of Atwood R. Knorr, Jr.; thence along the easterly line of said lot North 22 degrees 10 minutes East, 200 feet to an iron pin on the southerly side of Vista Road, the place of beginning.

This deed is made and delivered under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the Grantees, their heirs, executors, administrators and assigns by their acceptance of this deed, as set forth in deed from E.J. Eshleman, Grantor, to Jacques H. Mitrani and Selma T.

Mitrani, his wife, dated 5/3/58 and found in Deed Book 189, Page 372 and as also set forth in deed found as Instrument No. 200211364.

TRACT NO. 2:

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

BEGINNING at a point, the southeast corner of land of Atwood R. Knorr, Jr.; thence along the southerly line of land heretofore conveyed to Jacques H. Mitrani and Selma T. Mitrani, his wife, south 67 degrees 35 minutes east 407.20 feet to the westerly side of a road which leads northeasterly to Vista Road; thence south 60 degrees west 20 feet more less to the northeasterly corner of lot of George Kuchala; thence north 67 degrees 35 minutes west 407.20 feet more or less to a point which is 20 feet south 22 degrees 10 minutes west from the point of beginning; thence north 22 degrees 10 minutes east 20 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed from Donald R. Zlobik and Marilyn J. Zlobik, his wife, dated 03/27/2008, recorded 03/31/2008 in Instrument Number 200802780.

Tax Parcel: 07-02C-010

Premises Being: 524 Vista Drive, Berwick, PA 18603-5612

PROPERTY ADDRESS: 524 VISTA DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02C-010

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
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Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
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