

SHERIFF'S SALE

Wednesday, October 5th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1723 AND CIVIL WRIT NO. 2014CV1723 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:

PARCEL No. 1

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

BEGINNING on the Berwick and Tioga Turnpike at the corner of the lot now or formerly called the School House Lot in or near Foundryville; thence by the same lot and the lot now or formerly of Anhibala Fowler, 105 feet more or less, to a stone corner on the bank of the brook; thence by the several courses of said brook 165 feet more or less, to a stone corner on said road; thence by the same 200 feet more or less, to the place of BEGINNING.

EXCEPTING AND RESERVING from the above-described parcel of land all that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Berwick and Tioga Turnpike Road, at the corner of lands formerly of the said D.G. Klinetob, thence Westerly along the same 85 feet to the bank of a brook; thence northerly along said brook 48 feet to a stone corner of the lot now or formerly called the School House Lot and formerly owned by S.B. Klinetob; thence Easterly along the same 105 feet to the Turnpike Road aforesaid; thence Southerly along the same 90 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, his wife, by Deed of Mary A. Washney and Gary L. Shimko, individually and as Co-Executors of the Last Will and Testament of Dorothy C. Shimko a/k/a Dorothy S. Shimko, deceased; together with John A. Shimko, individually, and Charles Remensnyder, as to his life interest, dated July 30,

2004 and recorded August 11, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200409249.

KNOWN AS 127 Foundryville Road, Berwick, Pennsylvania

TAX PARCEL No. 07-03B-042

PARCEL No. 2

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern boundary of Oak Street, said point being 362.55 feet from the northeastern corner of the intersection of Third Street with Oak Street in the Borough of Berwick; thence North 63 degrees 29 minutes East along the northern boundary of lot now or late of William Augustine, 61 feet to a point; thence North 26 degrees 38 minutes West, 50 feet to a point on the boundary of land now or late of Fred McAfee; thence South 63 degrees 29 minutes West, 61 feet to a point on the eastern boundary of Oak Street aforesaid; thence in a southerly direction along the eastern boundary of Oak Street, 50 feet to a point, the place of BEGINNING.

THIS DESCRIPTION is intended to cover and convey the rectangular piece of land of the same dimensions shown on the map designated as "Leo Truax Plot, Berwick, Pa., surveyed 7/12/46, James Timbrell, R.E.", which is between the lots shown as belonging now or late to Fred McAfee and now or late of William Augustine, being rectangular in shape and being 61 feet by 50 feet.

BEING THE SAME premises which Thomas E. Rhone and Laura S. Rhone, husband and wife, by their Deed dated November 7, 2003, and recorded November 25, 2003, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200315265, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

KNOWN AS 328-330 Oak Street, Berwick, Pennsylvania.

PARCEL No. 04B-04-037

PARCEL No. 3

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

BEGINNING at a point, said point being the southwest corner of Parcel No. 1 of lands now or late of Joseph Rishkofski; thence along Parcel No. 4 South 63 degrees 22 minutes 00 seconds West, 94.00 feet to a point on the easterly right-of-way line of Bowman Street; thence along the easterly right-of-way line of Bowman Street North 26 degrees 38 minutes 00 seconds West, 27.00 feet to an iron pin set for a corner; thence along lands now or late of Sterling J. and Carole M. Stout North 63 degrees 22 minutes 00 seconds East, 94.00 feet to an iron pin set for a corner; thence along Parcel No. 1 South 26 degrees 38 minutes 00 seconds East, 27.00 feet to a point, the place of BEGINNING. CONTAINING 2538.0 square feet of land, as surveyed by Peters Consultants, Inc. in March of 1989.

BEING THE SAME premises conveyed by Matthew J. Rishkofski, unmarried, by Deed dated and recorded April 25, 2002, in Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200205136, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.
(c) CountySuite Sheriff, Teleosoft, Inc.

KNOWN AS 334 Bowman Street, Berwick, Pennsylvania
PARCEL No. 04B-04-140

PARCEL No. 4
TRACT No. 1

ALL THAT CERTAIN town lot situate in Berwick Borough, Columbia County, Commonwealth of Pennsylvania, west of LaSalle Street being Lot No. 2, Section 27 of the Berwick Land Improvement Company's Addition to Berwick, bounded on the north by Lot No. 3, Section 27, 140 feet, on the east by LaSalle Street 40 feet, on the south by Lot No. 1, Section 27, 140 feet, on the west by an alley 40 feet to the place of BEGINNING.

IT IS HEREBY AGREED by all owners and subsequent owners of this lot that no building shall be closer than fifteen feet to LaSalle Street.

EXCEPTING AND RESERVING THEREFROM the parcel of land conveyed from Angelo Leuter and Pamela Leuter, his wife, by their Deed dated April 28, 1920 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book 94 at Page 316 unto Luigi Biocchi and Josephine Biocchi, husband and wife. Said parcel of land is approximately 20 feet wide and 140 feet long.

KNOWN AS 1005 LaSalle Street, Berwick, Pennsylvania.

TRACT No. 2

ALL THAT CERTAIN piece, parcel or lot of land situate on the Westerly side of LaSalle Street in the Borough of Berwick (formerly West Berwick), County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Westerly side of LaSalle Street at corner of Lot No. 3, Section 27, (being in a sub-division of lots North of North Street); thence along line of Lot No. 3, Section 27 in a Westerly direction, a distance of 140 feet to the Easterly line of an alley; thence along the line of said alley and in a Southerly direction, a distance of 20 feet; thence in an Easterly direction and on a line parallel with the first course herein, a distance of 140 feet to the Westerly line of LaSalle Street aforesaid; thence in a Northerly direction along the Westerly line of LaSalle Street, a distance of 20 feet to the corner of Lot No.3, Section 27, the place of BEGINNING.

BEING the Northerly half of Lot No. 2, Section 27.
KNOWN AS 1007 LaSalle Street, Berwick, Pennsylvania.
TAX PARCEL No. 04C-01-24B

BEING THE SAME premises conveyed by Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife, by Deed dated August 26, 2008, recorded September 2, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200809201, granted and conveyed to Larry F. Reichenbach and Tammy K. Reichenbach, husband and wife.

PROPERTY ADDRESS: 1005 LASALLE STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04C-01-248, 07-03B-042, 04B-04-037, 04B-04-140

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.