

SHERIFF'S SALE

Wednesday, January 14th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV667 AND CIVIL WRIT NO. 2023CV667 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 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 on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Harry D. Smith; thence along said road south 34 degrees 15 minutes east a distance of 131.6 feet to a point in line of other land now or late of former grantors in chain of title; thence along line of other land now or late of former grantors in a northeasterly direction a distance of 396.85 feet more or less to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 211 feet more or less to land now or late of Elmer Norris; thence along the same south 79 degrees west a distance of 341 feet more or less to line of land now or late of Harry D. Smith; thence along the same in a southeasterly direction a distance of 166 feet more or less to a corner; thence along the same in a southwesterly direction a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Ronald A. Hess and Linda L. Hess, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 945, bounded and described as follows:

ALL those 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:

BEGINNING at a point, said point being the northeasterly corner of lands presently of the grantees herein, said point also being a distance of 214 feet north 79 degrees east of a point on the northerly side of the Berwick and Tioga Turnpike; thence in a northeasterly direction along lands of the grantors herein north 79 degrees east, a distance of 50 feet to a point in other lands of the grantors; thence in a southeasterly direction in a line parallel with the boundary line of other lands of the grantees, a distance of 150 feet more or less to a point in other lands of the grantors; thence in a southwesterly direction a distance of 50 feet more or less to the northeasterly corner of lands of the grantees; thence in a northwesterly direction in a line parallel with the second course herein a distance of 151.4 feet to the place of beginning.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated August 28, 1956, which was recorded on August 29, 1956 in Columbia County Recorder of Deeds Office in Deed Book 181, Page 86.

THE SECOND THEREOF:

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 on the northerly side of the Berwick and Tioga Turnpike in line of land now or late of Summer Hill Fire Company No. 1; thence along the same in a northeasterly direction a distance of 396.85 feet to line of land now or late of Arden Rhinard; thence along the same north 21 degrees west a distance of 100 feet to a point in line of other land now or late of Clark A. Kline and Ruth E. Kline, his wife; thence along the same in a southwesterly direction a distance of 396.85 feet more or less to a point on the northerly side of the Berwick and Tioga Turnpike; thence along the same south 34 degrees 15 minutes east a distance of 100 feet to a point, the place of beginning.

EXCEPTING AND RESERVING from the above described premises the following parcel of land which was heretofore conveyed by Clark A. Kline and Ruth E. Kline, his wife, to Summer Hill Fire Company #1, by deed dated August 12, 1966, which was recorded on August 22, 1966 in Columbia County Recorder of Deeds Office in Deed Book 232, Page 1085, bounded and described as follows:

ALL that certain piece or parcel of land lying and being situate in the Township of Briar Creek, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located on the easterly side of State Highway 19040 leading from Berwick to Jonestown, and being further described as the northwest corner of the parcel of land of Summer Hill Fire Company #1, and also the southwest corner of the parcel of land of Clark A. and Ruth E. Kline; thence (1) continuing along the easterly side of the aforesaid State Highway 19040 north 34 degrees 15 minutes west for a distance of 23.30 feet to a point; thence (2) along the land of Clark A. and Ruth E. Kline north 59 degrees 47 minutes east for a distance of 102.83 feet to a point; thence (3) continuing along the land of Clark A.. and Ruth E. Kline north 69 degrees 41 minutes east for a distance of 300.39 feet to a point; thence (4) along the land of Freas Fenstermaker south 21 degrees 00 minutes east for a distance of 40.00 feet to a point; thence (5) along the land of Summer Hill Fire Company #1 south 69 degrees 41 minutes west for a distance of 396.85 feet to the point or place of beginning.

Containing 0.35 acre of land.

BEING part of the same premises conveyed by Harold J. Waltman and Barbara Waltman, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated January 25, 1957, which was recorded on January 28, 1957 in Columbia County Recorder of Deeds Office in Deed Book 182, Page 588.

THE THIRD THEREOF:

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 on the northerly side of the Berwick and Tioga Turnpike in the line of land now or late of former grantors in chain of title; thence along said road north 34 degrees 15 minutes west, a distance of 15 feet to a point in other lands now or late of former grantors in chain of title; thence in a northeasterly direction In a line parallel with the easterly boundary of lands now or late of former grantors in chain of title, a distance of 164 feet to a point in other lands now or late of former grantors in chain of title; thence in a southerly direction a distance of 15 feet to a point in lands now or late of former grantees in chain of title; thence in a southwesterly direction along

the boundary line of former grantors in chain of title, a distance of 164 feet to the Berwick and Tioga Turnpike, the place of beginning.

BEING the same premises conveyed by Ronald A. Hess and Linda L. Hess, his wife, to Clark A. Kline and Ruth E. Kline, his wife, by deed dated May 22, 1967, which was recorded on May 22, 1967 in Columbia County Recorder of Deeds Office in Deed Book 235, Page 942.

BEING premises known and numbered as 434 Summerhill Road, Berwick, PA 18603
Tax Parcel Number: 07-03C-054-00-000

BEING the same premises which Ruth E. Kline, widow by Deed dated April 10, 2000 and recorded in the Official Records of Columbia County on April 14, 2000 as Instrument Number 200003386 granted and conveyed unto Terry S. Kline and Pamela M. Kline, his wife. Terry S. Kline departed this life on March 3, 2018

PROPERTY ADDRESS: 434 SUMMERHILL ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 07-03C-054-00-000

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