

SHERIFF'S SALE

Wednesday, February 4th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV375 AND CIVIL WRIT NO. 2024CV375 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, parcel, or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner at the Southeasterly corner of the parcel hereinafter described; THENCE along lands now or late of Sterling Slusser and Pendrid Slusser, south eighty-eight (88) degrees thirty-one (31) minutes twenty five (25) seconds West two-hundred ninety and ten onehundredths (290.10) feet to an iron pin set for a corner; THENCE along lands now or late of Andrew Kaycon And Gertrude Kaycon, his wife, north eight (8) degrees fifty-five (55) minutes (10) seconds West one-hundred forty-eight (148) feet to an existing iron pin at the Southwesterly corner of lands now or late of Carl E. Keifer and Velma J. Keifer; THENCE along the same North eighty-eight (88) degrees Twenty-six minutes (26) five (5) seconds East two-hundred ninety-nine and eight one-hundredths (299.08) feet to an iron pin set for a corner; THENCE along remaining lands of Betty A. Richards, South five (5) degrees twenty-six (26) minutes thirty-five seconds East nine hundred forty-seven and fifty-seven one- hundredth (147.57) feet to an iron pin set for a corner, the place of beginning.

CONTAINING zero and nine-hundred ninety-four one thousandths (0.994) acres of land as surveyed by Denis R. Peters, Registered Surveyor, in May 1979.

Together with tie right of access in common with grantor, for ingress and egress to the parcel hereinabove described, through a twenty-five and zero one-hundredths (25.00) feet through the remaining lands of the Grantor, along the Southern boundary line therefore, bounded on the east by the Westerly edge of right of way off Township Rt.744 a 33 ft. right-of-way, on the South by the lands now or late of Sterling and Pendrid Slusser, on the West by the hereinabove described parcel, and on the North by other lands of Grantor. The improvements thereon being known as 137 Valley Road, Berwick, Pennsylvania - 18603

Property Address: 137 Valley Road, Berwick, PA 18603
Parcel No. 07-04-010-01.000

BEING the same premises which Charles G. Yohe and Jodie Yohe by Deed dated September 14, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on September 28, 2006 at Book n/a, Pagen/a granted and conveyed unto Charles G. Yohe and Jodie Yohe.

PROPERTY ADDRESS: 137 VALLEY ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 07-04-010-01.000

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.