

# SHERIFF'S SALE

Wednesday, April 23rd, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1308 AND CIVIL WRIT NO. 2024CV1308 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 Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Monroe Street at the corner of Lot No. 1 , Section 11 ; THENCE in a westerly direction along Lot No. 1 a distance of 140 feet to an alley; THENCE along the same in a northerly direction a distance of 40 feet to Lot No. 3; THENCE in an easterly direction along Lot No. 3 a distance of 140 feet to the westerly line of Monroe Street; THENCE in a southerly direction along Monroe Street 40 feet to the place of BEGINNING

BEING Lot No. 2, Section 11, in George E. Sponsler's Addition to Berwick.

The improvements thereon being known as 507 Monroe Street, Berwick, Pennsylvania - 18603  
TAX I.D. # 04C 05 042000000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Sharon Lee Martinez n/k/a Sharon Lee Smith and Neil E. Smith , husband and wife, by deed dated January 17, 2013 and recorded January 23, 2013 in Instrument Number 201300715, granted and conveyed unto Matthew P. Killian Jr..

REAL DEBT: \$51,266.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MATTHEW P. KILLIAN JR.

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

PROPERTY ADDRESS: 507 MONROE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C 05 042 000 000

## 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 defaulting 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  
MCCABE, WEISBERG & CONWAY PC  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109

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