

SHERIFF'S SALE

Wednesday, September 10th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV145 AND CIVIL WRIT NO. 2025CV145 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 Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the northeasterly side of Vine Street (66 feet wide) at the distance of 87 feet on a course South 24 degrees East from the southeasterly side of Ninth Street (45 feet wide).

CONTAINING in front or breadth on said Vine Street, 43 feet 6 inches, and extending of that width in length or depth on a course North 66 degrees East, 160 feet to an alley.

BEING Lot No. 41 on Jackson and Crispin's Plot of Lots as marked and numbered on the General Plan of the Borough of Berwick. Bounded southeasterly by ground now or late of Charles Smith; northeasterly by said alley; northwesterly by ground now or late of Michael Sherman; and southwesterly by Vine Street aforesaid.

TAX PARCEL: 04B-04—246-00-000

BEING KNOWN AND NUMBERED AS THE PREMISES OF 806 N. Vine Street, Berwick PA 18603

BEING DEED DATED JULY 11, 2019 BY JOHN W. HOAGLAND RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR COLUMBIA COUNTY ON JULY 16, 2019 AT INSTRUMENT NUMBER 201905364 CONVEYED UNTO PAULA MORRIS.

PROPERTY ADDRESS: 806 N. VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-246-00-000

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
Pincus Law Group, PLLC.
2929 Arch Street, Suite 1700
Philadelphia, PA 19104

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