

SHERIFF'S SALE

Wednesday, October 22nd, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV466 AND CIVIL WRIT NO. 2025CV466 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 48 feet, 9 inches East of the intersection of Walnut Street and Third Street; THENCE in a westerly direction along Third Street, a distance of 24 feet, 4 1/2 inches to a point; THENCE in a northerly direction on a line extended from the center partition of a double dwelling, a distance of 75 feet to line of land now or formerly of Clarence Fox; THENCE in an easterly direction along land now or formerly of Fox, a distance of 24 feet, 4 1/2 inches to a point in line of land now or formerly of Mary Marr; THENCE along land now or formerly of Mary Marr in a southerly direction, a distance of 75 feet to the place of beginning.

BEING THE SAME PREMISES which Neil E. Smith and Sharon L. Smith, by Deed dated 12/7/2018 and recorded in the Office of the Recorder of Deeds of Columbia County on 12/12/2018 in Deed Instrument Number 201809447, granted and conveyed unto Georgia Kile.

BEING known as 403 East 3rd Street, Berwick, Pennsylvania 18603

IMPROVEMENTS: Residential Dwelling

PARCEL # 04A-08024-00,000

PROPERTY ADDRESS: 403 EAST 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-08024-00,000

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
POWERS, KIRN & JAVARDIAN LLC
Eight Neshaminy Interplex
Trevose, PA 19053

Sheriff of Columbia County
Timothy T. Chamberlain
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