

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV729 AND CIVIL WRIT NO. 2025CV729 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:

BEGINNNG on Eighth Street, East of Walnut at the corner of Lot Number Five; thence South, one hundred sixty five feet along line of said Lot Number Five and Seventh Street; thence East along Seventh Street, forty-nine and one-half feet to the corner of Lot Number Nine; thence North along line of Lot Number Nine, one hundred sixty feet to Eighth Street; thence West along Eighth Street a distance of forty-nine and one-half feet to the corner of Lot Number Five or the place of BEGINNING.

BENG Lot Number Seven of the Silk Mill Addition to the Borough of Berwick. Parcel No.: 04A09 08500

Being the same property conveyed to Charles R. Thaller who acquired title by virtue of a deed from Robert C. Bower, Ill, widower, dated March 3, 2017, recorded March 16, 2017, as Instrument Number 201702087, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 414 East 8th Street, Berwick, PA 18603

PROPERTY ADDRESS: 414 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0908500

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
MANLEY DEAS KOCHALSKI LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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