

SHERIFF'S SALE

Wednesday, April 22nd, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV401 AND CIVIL WRIT NO. 2023CV401 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 lot, piece or parcel of land lying and being 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 easterly side of an alley running from Third to Jackson Streets, between Mulberry and Vine Streets, said point being on the northerly line of lot now or late of Samuel Johnson; thence along said alley in a northerly direction a distance of forty-nine and one-half (49-1/2) feet to line of lot now or late of Charles Turner; thence along line of lot of said Charles Turner, in an easterly direction, a distance of ninety (90) feet to line of land of C. Clark fuller, now or late; thence along said Fuller land, in a southerly direction, parallel with the first course herein, a distance of forty-nine and one-half (49-1/2) feet to line of lot now or late of Samuel Johnson; thence along line of lot of said Samuel Johnson, in a westerly direction, a distance of ninety (90) feet to the alley, the place of beginning.

Parcel ID: 04B04 08600

Property Address: 342 High School Avenue, Berwick, PA 18603

BEING the same premises which Leland G. Hidlay, Sr., by deed dated October 5, 1976 and recorded October 25, 1976 at Book 278, Page 831 in the Office of the Recorder of Deeds of Columbia County, PA, granted and conveyed unto Leonard G. Spaide and Nancy M. Spaide, his wife. AND THE SAID Leonard G. Spaide passed away on or about March 5, 2016. Upon information and belief, Nancy M. Spaide passed away on an unknown date, subsequent to the death of Leonard Spaide, thereby passing title of the premises unto Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nancy M. Spaide, deceased; Leonard Spaide, Jr. Known Heir of Nancy M. Spaide, deceased; Danny Spaide, Known Heir of Nancy M. Spaide, deceased; Scott Spaide, Known Heir of Nancy M. Spaide, deceased; Brian Spaide, Known Heir of Nancy M. Spaide, deceased; and Tammy Winterhalt, Known Heir of Nancy M. Spaide, deceased.

PROPERTY ADDRESS: 342 HIGH SCHOOL AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04 B 04 08600

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.