

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV811 AND CIVIL WRIT NO. 2025CV811 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 situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the westerly side of Salem Street at the corner of Lot No. 193;  
THENCE southerly along Salem Street 45 feet to corner of Lot No. 195;  
THENCE westerly along said Lot 145 feet to a 15 foot alley;  
THENCE northerly along said alley 45 feet to corner of Lot No. 193 aforesaid;  
THENCE easterly along said lot 145 feet to Salem Street, the place of BEGINNING.

BEING Lot no 194 in Duval Dickson's Addition to Berwick, and improved with 2-story, frame dwelling house and out-building.

UNDER AND SUBJECT to all exceptions, restrictions, reservations, conditions and covenants as may be found in prior deeds forming the chain of title.

BEING the same premises which Richard E. Shultz and Wendy S. Shultz, his wife, by deed dated December 31, 1996 and recorded in Columbia County in Record Book 645, page 692 granted and conveyed unto Kevin K. John.

BEING KNOWN AS: 1609 SALEM STREET, BERWICK, PA 18603  
PROPERTY ID: 04A11 04300000

TITLE TO SAID PREMISES IS VESTED IN SALLY A. BOGART BY DEED FROM KEVIN K. JOHN ALSO KNOWN AS KEVIN KARL JOHN, BY HIS ATTORNEY-IN-FACT AMY J.F. JOHN JOINED BY AMY J.F. JOHN, HIS WIFE, DATED JUNE 24, 2003 RECORDED JUNE 26, 2003 AT INSTRUMENT NO. 200307901

PROPERTY ADDRESS: 1609 SALEM STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04A 11 043 000 00

## 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  
RAS CITRON LLC  
133 GAITHER DRIVE  
MOUNT LAUREL, NJ 08054

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