

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV996 AND CIVIL WRIT NO. 2025CV996 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:

Parcel No. 1:

All that certain piece or parcel of land situate the Borough of Berwick, Columbia County, and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the Southwest corner of Twelfth and Pine Streets; thence along Twelfth Street in a Westerly direction a distance of one hundred fifty (150) feet to a 15-foot alley; thence along said alley in a Southerly direction a distance of one hundred forty-four (144) feet to Lot No. 85; thence along said lot in an Easterly direction a distance of one hundred fifty (150) feet to Pine Street; thence along Pine Street in a Northerly direction a distance of one hundred forty-four (144) feet to the place of beginning. Being Lot Nos. 86, 87 and 88 in the Jackson and Crispin Addition to Berwick.

Parcel No. 2:

All that certain piece or parcel of land situate the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

Beginning at a corner of Lot No. 86 on the Westerly side of Pine Street; thence in a Southerly direction a distance of one hundred forty-four (144) feet to Lot No. 82; thence along said lot in a Westerly direction a distance of one hundred fifty (150) feet to an alley; thence along said alley in a Northerly direction a distance of one hundred forty-four (144) feet to Lot No. 86 aforesaid; thence along said lot in an Easterly direction a distance of one hundred fifty (150) feet to the place of beginning.

Being Lot Nos. 83, 84 and 85 in the Jackson and Crispin Addition to Berwick.

Parcel No. 3:

All that certain lot, piece or parcel of land lying and being situate on the Southerly side of Twelfth Street, West of Pine Street, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in the Southerly line of Twelfth Street (which said Twelfth Street lies between the Westerly line of Pine Street and the Easterly line of a North and South alley at the rear of property now or late of S.W. Dickson) at the corner of Lot No. 77; thence in a Southerly direction along the Easterly line of Lot No. 77 a distance of one hundred and sixty-one (161) feet, more or less, to the Northerly line of an alley; thence in an Easterly direction along the Northerly line of said alley a distance of forty-four (44) feet, ten (10) inches to the Westerly line of a North and South alley; thence in a Northerly direction, parallel with the first course herein, a distance of one hundred sixty-one (161) feet to the Southerly line of Twelfth Street, aforesaid; thence in a Westerly direction along the Southerly line of Twelfth Street a distance of forty-four (44) feet, ten (10) inches to the place of beginning.

This description is intended to cover, and this deed to convey, Lot No. 78 in the plot or plan of lots laid out and opened by Katharine J. Field, M. Jackson Crispin et al.

Parcel No. 4:

All those certain pieces or parcels of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

Tract No. 1: Beginning at a corner of Twelfth Street and a 15-foot alley 165 feet West of Pine Street; thence in a Northerly direction along the Westerly line of said alley a distance of one hundred sixty-eight (168) feet to an alley; thence in a Westerly direction along the South side of said alley a distance of forty-four (44) feet and ten (10) inches to the Northeast corner of Lot No. 90; thence in a Southerly direction along the Easterly line of Lot No. 90 a distance of one hundred sixty-eight (168) feet to the North side of Twelfth Street; thence in an Easterly direction along the Northerly line of Twelfth Street a distance of forty-four (44) feet and ten (10) inches to the place of Beginning.

Being Lot No. 91 in the Jackson and Crispin plan or plot of lots in the Borough of Berwick.

Tract No. 2:

Beginning at the Southwest corner of Lot No. 91; thence along the Westerly side of said lot, North 25 degrees West, a distance of 183 feet to a point; thence South 65 degrees West, a distance of 84 feet, 8 inches, more or less, to the Easterly line of land conveyed

to Gwynn Klinetob, now or late; thence South 25 degrees East, along said line a distance of 183 feet to the Northerly line of a dead end street, known as Twelfth Street; thence North 65 degrees East a distance of 84 feet, 8 inches, more or less, to the place of beginning. Being Lot No. 90 and the Easterly 39 feet, 10 inches of Lot No. 89.

Parcel No. 5:

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:

Beginning at the Northwest corner of Lot No. 78 on the Southerly side of a dead end street West of Pine Street, and known as Twelfth Street; thence along the Westerly line of said lot, South 25 degrees East, a distance of 161 feet to the Northerly line of a 15-foot alley; thence along said alley, South 65 degrees West, a distance of 89.66 feet to a point; thence North 25 degrees West, a distance of 161 feet to the Southerly line of said dead end street; thence by said street, North 65 degrees East, a distance of 89.66 feet to the place of beginning.

Being Lot Numbers 76 and 77

Parcel No. 6:

All that certain lot situate on the Westerly side of Pine Street, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

Beginning at the Northwest intersection of Eleventh and Pine Streets; thence in a Westerly direction along the Northerly line of Eleventh Street a distance of one hundred fifty (150) feet to an alley; thence in a Northerly direction along the Easterly line of said alley a distance of forty-nine (49) feet to the Southwest corner of Lot No. 83; thence in an Easterly direction along the Southerly line of Lot No. 83 a distance of one hundred fifty (150) feet to the West side of Pine Street; thence in a Southerly direction along the Westerly line of Pine Street a distance of forty-nine (49) feet to the corner of Eleventh Street, the place of beginning.

This description is intended to cover all of Lot No. 82 in the Jackson and Crispin Addition to Berwick in their plot or plan of lots. Parcels Nos. 1 through 6 being designated as Tax Parcel No. 04A03 05200.

Parcel No. 7:

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:

Beginning at the corner of Lot No. 92 on the Westerly side of Pine Street; thence along said lot in a Westerly direction a distance of 150 feet to an alley; thence along said alley in a Northerly direction 137.25 feet to a point in line of Lot 96; thence in an Easterly direction a distance of 150 feet to Pine Street; thence along Pine Street in a Southerly direction 137.25 feet to the place of beginning.

Being Lot Nos. 93, 94 and 95 in the Jackson and Crispin Addition to Berwick. Parcel No. 7 being designated as Tax Parcel No. 04A03 05800.

Parcels Nos. 1 through 7 being the same property that was conveyed by Tyrone, a Pennsylvania general partnership, and Brenda L. Diehl to Tyrone, a Pennsylvania general partnership, by deed dated November 13, 2012 and recorded at Instrument No. 201304017.

Parcel No. 8:

All that certain piece or parcel of land situate on the Westerly side of Pine Street, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point on the Westerly side of Pine Street at the Northerly intersection of Twelfth Street; thence in a Westerly direction along the Northerly line of Twelfth Street a distance of one hundred fifty (150) feet to an alley; thence in a Northerly direction along the Easterly line of said alley a distance of forty-five (45) feet nine (9) inches to the corner of Lot 93; thence in an Easterly direction along the Southerly line of Lot No. 93 a distance of one hundred fifty (150) feet to the Westerly line of Pine Street; thence in a Southerly direction along the Westerly line of Pine Street a distance of forty-five (45) feet nine (9) inches to the intersection of Twelfth Street, the place of beginning.

Being Lot No. 92 in Plot laid out and opened by Field and Crispin.

Parcel No. 8 being designated as Tax Parcel No. 04A03 05700.

Parcel No. 8 being the same property that was conveyed by Tyrone, a Pennsylvania general partnership, and Brenda L. Diehl to Tyrone, a Pennsylvania general partnership, by deed dated November 13, 2012 and recorded at Instrument No. 201304018.

PROPERTY ADDRESS: 1127 PINE STREET, 1201 PINE STREET, 1209 PINE STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04A0305200,04A0305800,04A0305700

## **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  
HILL WALLACK LLP  
777 Township Line Road  
Yardley, PA 19067

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