

SHERIFF'S SALE

Wednesday, May 20th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV1167 AND CIVIL WRIT NO. 2025CV1167 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:

The Land referred to herein below is situated in the County of Columbia, State of PA, and is described as follows:

All that certain 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 an iron pipe on the northerly side of Ninth Street, being the southeasterly corner of land now or about to be conveyed, also being located South 64 degrees 10 minutes west 167.50 feet from the westerly right of way line of Fowler Avenue; thence running along the northerly right of way line of Ninth Street South 64 degrees 10 minutes 00 seconds West 98.08 feet to a drill hole in the concrete base of a fence post, being the southeasterly corner of land now or late of Peter M. Borick; thence continuing along lands now or late of Peter M. Blorick North 4 degrees 47 minutes 33 seconds East 92.20 feet to a steel pin; thence by the same North 64 degrees 10 minutes 00 seconds East 51.05 feet to a steel pin; thence by land now or late of Frances G. Harfrnan Estate South 25 degrees 38 seconds East 79.33 feet to the place of beginning.

Containing 5,915.20 square feet.

Survey by Charles B. Webb, Registered Professional Engineer and Registered Surveyor, August 24, 1983.

Parcel No.: 04A09 17400000

Being the same property conveyed to Mildred E. Mabus and Isiah Matthew Murphy who acquired title, with rights of survivorship, by virtue of a deed from Mildred E. Mabus, dated December 28, 2021, recorded March 8, 2022, as Instrument Number 202202312, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

25-022526 DBSI Long Fom Legal INFORMATIONAL NOTE: Mildred E. Mabus died on December 18, 2022, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Isiah Matthew Murphy.

Property known as 541 East 9th Street, Berwick, PA 18603
PROPERTY ADDRESS: 541 EAST 9TH STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04A09 174 000 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
MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>