

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV63 AND CIVIL WRIT NO. 2026CV63 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 THOSE CERTAIN pieces and parcels of land situate on the northerly side of Susquehanna Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the northerly side of Susquehanna Avenue at corner of Lot Number 7 (property now or late of George G. Crisman); THENCE in a westerly direction along the northerly line of Susquehanna Avenue a distance of forty-three (43) feet, more or less, to line of triangular piece of land now or late of Freas Fowler; THENCE in a Northwesterly direction a distance of fourteen (14) feet to a point; THENCE in a northerly direction along another lot now or late of George G. Crisman (being Lot Number 9) a distance of eighty-seven (87) feet four (4) inches to a point which intersects with a termination of the southerly line of Green Street; THENCE in an easterly direction on a line parallel with Front Street said line corresponding with the southerly line of Green Street if extended a distance of forty-five (45) feet to line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 a distance of eighty-two (82) feet, three (3) inches to the northerly line of Susquehanna Avenue, the PLACE OF BEGINNING.

Being the southerly portion of Lot Number 8 of Freas Fowler's Addition to Berwick.

TRACT NO. 2:

ALL THAT CERTAIN tract 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 north by a line which shall fall twenty-seven and one-half (27 1/2) feet from the southern part of a piece of land owned now or late of Charles Cayton; ON the east by land now or late of George Crisman; ON the South by land now or late of Charles Cayton; AND ON the West, facing on the east end of Green Street, a distance of twenty-seven and one-half (27 1/2) feet, and being in depth forty-five (45) feet.

IT BEING the rear portion of what is now or formerly the Mary R. Fenstennaker Lots Numbers 528 and 530 on West Front Street, Berwick, Columbia County, Pennsylvania; being the same premises mentioned in an Article of Agreement dated August 24, 1920 and recorded in Misc. Book No. 1 1 at Page 627 in the Recorder's Office of said Columbia County, a reference to which will more fully and at large appear.

Having thereon erected a dwelling known as: 529 Susquehanna Avenue, Berwick, Pennsylvania 18603

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and right appearing of recorded; and SUBJECT to any state of facts an accurate survey would show.

BENG KNOWN AS: 529 SUSQUEHANNA AVE, BERWICK, PA 18603
PROPERTY ID: 04C04 10400000

TITLE TO SAID PREMISES IS VESTED IN LAURA ZULKER AND DANIEL PETER LALOMA BY DEED FROM JOSEPH S. SIECKO AND JOAN D. SIECKO, HIS WIFE, DATED APRIL 14, 2023 RECORDED APRIL 14, 2023 AT INSTRUMENT NO. 202302751

PROPERTY ADDRESS: 529 SUSQUEHANNA AVE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04C04 10400000

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/>