

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV94 AND CIVIL WRIT NO. 2026CV94 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 of land situate in the Borough of Berwick, Columbia County, State of Pennsylvania, located at the southwest corner of Spring Garden Avenue and Warren Street, bounded and described as follows, to wit:

Beginning at a point on the south side of Spring Garden Avenue, said point also being the northeast corner of Lot No. 105; thence along the south side of Spring Garden Avenue North 87 degrees 10 minutes East a distance of ninety (90) feet to the westerly side of Warren Street; thence along the westerly side of Warren Street, South 2 degrees 50 minutes East 170 feet to the northerly line of Schley Alley; thence along the northerly side of the line of Schley Alley, South 87 degrees 10 minutes West 90 feet to the southeast corner of Lot No. 105; thence along line of lot No. 105 North 2 degrees 50 minutes West 170 feet to the south side of the line of Spring Garden Avenue, the place of beginning.

Being Lots No. 106 and 107 in the D.A. Michael addition to West Berwick, as shown on said plot or plan of said addition as recorded in the office for recording of deeds in and for the County of Columbia and State of Pennsylvania, Misc. Book 7 at page 469.

Being also the part of a larger tract of land covering or embracing five (5) lots #103, 104, 105, 106 and 107 in said D.A. Michael's addition to West Berwick.

BEING KNOWN AS: 1200 SPRING GARDEN AVENUE, BERWICK, PA 18603
PROPERTY NUMBER: 04D08-061

BENG SAME PREMISES WHICH MICHAEL P. ORZECOWSKI AND DONNA M. ORZECOWSKI BY DEED DATED 9/18/2015 AND RECORDED 9/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201507633, GRANTED AND CONVEYED UNTO ROBERT GLEASON.

PROPERTY ADDRESS: 1200 SPRING GARDEN AVENUE, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D 08 061

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