

SHERIFF'S SALE

Wednesday, August 12th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV1224 AND CIVIL WRIT NO. 2025CV1224 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 on the Northerly side of West Front Street in the Borough of Berwick, (formerly West Berwick) in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of West Front Street at corner of Lot No. 7; Thence in a Northerly direction along line of Lot No. 7, a distance of one hundred seventy-six and five-tenths (176.5) feet to the Southerly line of an alley; Thence in a Westerly direction along the Southerly line of said alley, a distance of fifty (50) feet to line of Lot No. 9; Thence in a Southerly direction along line of Lot No. 9, a distance of one hundred seventy-six and five-tenths (176.5) feet to the Northerly line of West Front Street, aforesaid; Thence in an Easterly direction along the Northerly line of West Front Street, a distance of fifty (50) feet to the place of beginning.

BEING known and designated as Lot No. 8 of the O. F. Ferris Addition to the Borough of West Berwick (now the Borough of Berwick).

BEING KNOWN AS: 825 WEST FRONT STREET, BERWICK, PA 18603

PROPERTY ID NUMBER: 0402 04200000

BEING THE SAME PREMISES WHICH J & J SUITE PROPERTIES LLC BY DEED DATED 9/14/2023 AND RECORDED 9/14/2023 THE OFFICE OF RECORDER OF DEEDS INSTRUMENT #202306815, GRANTED AND CONVEYED SHAVON GREEN.

PROPERTY ADDRESS: 825 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C02 042000 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
KML Law Group, P.C.
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Philadelphia, PA 19106-1532

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