

SHERIFF'S SALE

Wednesday, December 9th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV851 AND CIVIL WRIT NO. 2026CV851 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 tract, piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northeasterly corner of land of George E. Kishbaugh on the westerly side of road leading from Foundryville to Jonestown; thence in a westerly direction along the northerly line of land of George Kishbaugh to a corner in land of John Klinetob; thence in a northerly direction along land of John Klinetob to a stone corner in line of land now or late of C. R. Woodin, deceased; thence in an easterly direction along the southerly line of land of C. R. Woodin, deceased, to a square stone corner on the westerly side of the aforesaid public road; thence in a southerly direction along the westerly side of the aforesaid public road to the place of beginning.

BEING KNOWN AS: 171 FOUNDRYVILLE ROAD, BERWICK, PA 18603
PROPERTY ID: 07 03 04000000

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER TRAUGH BY DEED FROM PATRICIA A ALBERTSON AND TERRY D ALBERTSON, HER HUSBAND, DATED NOVEMBER 18, 1999, RECORDED NOVEMBER 19, 1999, AT INSTRUMENT NO. 199910814

PROPERTY ADDRESS: 171 FOUNDRYVILLE ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 07 03 04000000

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/>