

SHERIFF'S SALE

Wednesday, February 4th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV236 AND CIVIL WRIT NO. 2025CV236 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 piece or parcel of land situate in the Borough of Berwick, (formerly situate in BriarCreek Township), in the County of Columbia and State of Pennsylvania, bounded and describe as follows, to wit:

Beginning at the corner of Lot No. 8 in Duval Dickson's Second Plot of Lots on road leading to Foundryville, said road being known and designated as Summerhill Avenue; thence Northerly along said road a distance of Ninety-nine (99) feet to corner of Lot No. 11; thence Eastwardly a distance of One Hundred Fifty (150) feet to a fifteen (15) foot alley; thence Southwardly along said alley a distance of Ninety Nine (99) feet to the corner of Lot No. 8, and thence Westwardly a distance of One Hundred Fifty (150) feet to the place of beginning.

Parcel No.: 04A02 13100000

Being the same property conveyed to Terence Michael Williams who acquired title by virtue of a deed from Janice E. Fink, widow, dated April 12, 2019, recorded May 2, 2019, as Instrument Number 201903169, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 232 Summerhill Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 232 SUMMERHILL AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A02 13100000

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
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