

SHERIFF'S SALE

Wednesday, March 18th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV1267 AND CIVIL WRIT NO. 2025CV1267 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, together with a two-story frame single dwelling house thereon erected, lying and being situate on the southerly side of First Avenue in the Borough of Berwick, Columbia County, Pennsylvania:

BEGINNING at the northeast corner of Lot No. 526, this being the east side of the ninth lot east of Warren Street on the southerly side of First Avenue in the Borough of Berwick, and is a portion of the Berwick Land Improvement Company's Addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 366); thence in a southerly direction along Lot No. 526 a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley a distance of 45 feet to corner of Lot No. 524; thence in a northerly direction along Lot No. 524 a distance of 160 feet to the corner of First Avenue; thence in a westerly direction along First Avenue a distance of 45 feet to the place of beginning.

PIN No. 04C02 21100

Being the same premises which Michael Komola, Executor of the Estate of Rosalie M. Komola A/K/A Rosalie Martha Komola, Deceased, by Deed 07/18/2019 and recorded 07/26/2019, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201905675, granted and conveyed unto Joshua Titman A/K/A Joshua M. Titman, and Hope Marie Titman, his wife, as tenants by the entirety.

Tax Parcel: 04C02 21100000 A/K/A 0402 21100

Premises Being: 1152 First Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1152 FIRST AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C 02 211 000 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
BROCK & SCOTT PLLC
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MOUNT LAUREL, NJ 08054

Sheriff of Columbia County
Timothy T. Chamberlain
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