

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV854 AND CIVIL WRIT NO. 2025CV854 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 situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the southerly side of Orange Street, at the northeasterly corner of Lot No. 232; thence South 79 degrees 50 minutes East 46.7 feet to the northwesterly corner of Lot No. 234; thence in a southerly direction along the westerly line of Lot No. 234, 164 feet to the northerly side of a 15 foot alley; thence North 79 degrees 50 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 232; thence in a northerly direction along the easterly line of Lot No. 232, 164 feet to Orange Street, the place of BEGINNING.

BEING Lot No. 233 of Woodin, Eaton & Dickson's Addition to Berwick, now the Berwick Land & Improvement Company's Addition. BEING the same premises that Marlene E. Fowler and Jay L. Fowler, her husband, James W. Hahn and Janice Hahn, his wife, Albert L. Hahn and Sylvia Hahn, his wife, and Peggy A. Wallace and Kenneth Wallace, her husband, by deed dated March 30, 2005 and recorded April 5, 2005 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200503304, granted and conveyed unto Frank Zwalkuski and Patricia Zwalkuski, his wife, in fee.

BENG KNOWN AS: 1610 ORANGE STREET, BERWICK, PA 18603
PROPERTY D: 04D05 22400

TITLE TO SAID PREMISES IS VESTED ANTHONY CONMY, UNMARRIED BY DEED FROM , FRANK ZWALKUSKI AND PATRICIA ZWALKUSKI, HUSBAND AND WIFE DATED SEPTEMBER 17, 2021
RECORDED SEPTEMBER 22, 2021 AT INSTRUMENT NO. 202109567

THE SAID ANTHONY CONMY HAVING DEPARTED THIS LIFE ON 10/11/2023

PROPERTY ADDRESS: 1610 ORANGE STREET, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 04D 05 22400

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/>