SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV1443

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, OCTOBER 21, 2026
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows to wit:
Beginning at a point On the southern line of Susquehanna Avenue where the same intersects with the eastern line of Arch Street; thence along the southern line of Susquehanna Avenue South 84 degrees 30 minutes East a distance of 150.3 feet, more or less, to the western line of McKinley Alley; thence along the western line of McKinley Alley south 9 degrees West 1 17.6 feet, more or less, to the northern line of land now or late of William P. Hall and wife; thence along the northern line of said Hall land, North 81 degrees West 145.5 feet to the eastern line of Arch Street; thence along the eastern line of Arch Street North 9 degrees East a distance of 80 feet to the place of beginning.
BEING KNOWN AS: 400 SOUTH ARCH STREET, BERWICK, PA 18603
TAX I.D. 04D09 13000000
THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH Brian McMuftrie as Executor of the Last Will and Testament of Minor E. McMurtrie by deed dated February 17, 1988 and recorded February 22, 1988 in Deed Book 404, Page 399, granted and conveyed unto Brian McMurtrie a/k/a Brian M. McMurtrie. The said Brian McMurtrie a/k/a Brian M. McMurtrie died on June 20, 2025 without a will or appointment of an Administrator, thereby vesting title in Nancy Hyde, Known Surviving Heir of Brian McMurtrie a/k/a Brian M. McMurtrie, Josephine Robsock, Known Surviving Heir of Brian McMurtrie a/k/a Brian M. McMurtrie, and Unknown Surviving Heirs of Brian McMurtrie a/k/a Brian M. McMurtrie by operation of law.
REAL DEBT: $69,998.78
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
NANCY HYDE, KNOWN SURVIVING HEIR OF BRIAN MCMURTRIE A/K/A BRIAN M. MCMURTRIE, JOSEPHINE ROBSOCK, KNOWN SURVIVING HEIR OF BRIAN MCMURTRIE A/K/A BRIAN M.
MCMURTRIE, AND UNKNOWN SURVIVING HEIRS OF BRIAN MCMURTRIE A/K/A BRIAN M. MCMURTRIE

PROPERTY ADDRESS: 400 SOUTH ARCH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D091300000

Seized and taken into execution to be sold as the property of UNKNOWN SURVIVING HEIR OF BRIAN MCMURTRIE, NANCY HYDE UNKNOWN SURVIVING HEIR OF BRIAN MCMURTRIE, NANCY HYDE UNKNOWN SURVIVING HEIR OF BRIAN MCMURTRIE, JOSEPHINE ROBSOCK UNKNOWN SURVIVING HEIR OF BRIAN MCMURTRIE in suit of CARRINGTON MORTGAGE SERVICES LLC.

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 eight (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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.