SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV1224

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 lot, piece or parcel of land on the Northerly side of West Front Street in the Borough of Berwick, (formerly West Berwick) in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNNG at a point on the Northerly side of West Front Street at corner of Lot No. 7; Thence in a Northerly direction along line of Lot No. 7, a distance of one hundred seventy-six and five-tenths (176.5) feet to the Southerly line of an alley; Thence in a Westerly direction along the Southerly line of said alley, a distance of fifty (50) feet to line of Lot No. 9; Thence in a Southerly direction along line of Lot No. 9, a distance of one hundred seventy-six and five-tenths (176.5) feet to the Northerly line of West Front Street, aforesaid; Thence in an Easterly direction along the Northerly line of West Front Street, a distance of fifty (50) feet to the place of beginning.
BEING known and designated as Lot No. 8 of the O. F. Ferris Addition to the Borough of West Berwick (now the Borough of Berwick).
BEING KNOWN AS: 825 WEST FRONT STREET, BERWICK, PA 18603
PROPERTY ID NUMBER: 0402 04200000
BEING THE SAME PREMISES WHICH J & J SUITE PROPERTIES LLC BY DEED DATED 9/14/2023 AND RECORDED 9/14/2023 THE OFFICE OF RECORDER OF DEEDS INSTRUMENT #202306815, GRANTED AND CONVEYED SHAVON GREEN.

PROPERTY ADDRESS: 825 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C02 042000 00

Seized and taken into execution to be sold as the property of SHAVON GREEN in suit of ROCKET MORTGAGE 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:
KML LAW GROUP P.C.
PHILADELPHIA, PA 1-215-825-6345

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.