

SHERIFF'S SALE

Wednesday, January 29th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV547 AND CIVIL WRIT NO. 2023CV547 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:

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, OF BLOOMSBURG, AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST LOT NOW OR LATE OF JOHN ADAMS; ON THE SOUTH BY THE PENNSYLVANIA CANAL; ON THE WEST BY LAND NOW OR LATE OF NICHOLAS C. KINDT AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE CANAL. THE SECOND THEREOF, BEGINNING AT POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF JOHN ADAMS, EXTENDED, AND BEING ON LI OF LAND OF M.H. RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTE WEST, 40 FEET TO THE EASTERN LINE OF LAND OF DANIEL FETTEROLF, EXTENDED, BEING LAND OWNED BY SAID M.H. RHODES, THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF LAND OF H.M. GROTZ; THENCE IN A NORTHEASTERLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND LAND OF M.H. RHODES THENCE BY THE SAME IN A SOUTHEASTERLY DIRECTION 59 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING.

ALSO KNOWN AS 262 E 8th st, Bloomsburg PA 17815 PARCEL ID 05E02 16700000 BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER HUSBAND AND WIFE AS TO THE REMAINDER.

PROPERTY ADDRESS: 262 E. 8TH STREET, BLOOMSBURG, PA 17815 UPI / TAX PARCEL NUMBER: 05 E 02 167 000 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
STERN & EISENBERG, PC
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Warrington, PA 18976

Sheriff of Columbia County
Timothy T. Chamberlain
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