

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV506 AND CIVIL WRIT NO. 2023CV506 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 of ground situate on the south side of West Third Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of Third Street, corner of lot now or late of Bloom School District; THENCE by eastern line of said School District, South 23 degrees 28 minutes East 87 feet to line of lot now or late of Jacob H. Maust; THENCE by the same, North 66 degrees 58 minutes East 45 feet to other land of former Grantor in the chain of title; THENCE by the same, North 23 degrees 28 minutes West 87 feet to Third Street; THENCE by the south side of said Street, South 66 degrees 58 minutes West 45 feet to the Bloomsburg School Lot, the place of BEGINNING.

Being the same premises which David A. Gensemer and Penny A. Gensemer, husband and wife, by Deed dated 03/11/2022 and recorded 03/16/2022, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 202202665, granted and conveyed unto Mason A. Babb, in fee.

Tax Parcel: 05W04 26200000

Premises Being: 308 W 3rd st, Bloomsburg, PA 17815

PROPERTY ADDRESS: 308 W 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W04 26200000

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
3 02 FELLOWSHIP ROAD
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>