

# SHERIFF'S SALE

Wednesday, February 26th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1350 AND CIVIL WRIT NO. 2023CV1350 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 tract of land situate in Carroll Park, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the Eastern side of Central Avenue; THENCE by Central Avenue, North 19 degrees 12 minutes West, 79 feet to the Southern line of Lot No. 24; THENCE North 83 degrees 15 minutes East, 170 feet to the Western line of a 20 foot alley; THENCE South 19 degrees 12 minutes East, 79 feet to the Northern line of a 20 foot alley; Thence South 83 degrees 15 minutes West 170 feet to the iron pin, the place of BEGINNING. BEING Lot No. 25 in the Plot or Plan of Carroll Park, as surveyed by H.G. Shulde, R.E.

SUBJECT, however, to the restrictions as more particularly set forth in Deed filed in Deed Book 228, Page 197.

BEING THE SAME PREMISES WHICH Marlena R. Casey, Executrix of the Estate of Bonnie F. Casey, A/K/A Bonnie Casey, A/K/A Bonnie Follmer Casey, deceased, to Timothy James Hoffman, Sr., by Deed dated September 4, 2018, and recorded in Columbia County on September 7, 2018, as Instrument Number 201806930.

PROPERTY ADDRESS: 6 CENTRAL AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 04B 01000

## 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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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