

SHERIFF'S SALE

Wednesday, May 14th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV805 AND CIVIL WRIT NO. 2024CV805 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 THOSE TWO CERTAIN pieces, parcels and tracts of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO 1

BEGINNING in the eastern line of West Street at corner of land now or late of F.J. Richards;
THENCE extending eastwardly along said Richards line and parallel to Fifth Street, 50 feet to land now or late of the Magee Carpet Company;
THENCE northwardly along said Magee Carpet Company land, 32 feet to other land now or late of Mary F. Caswell;
THENCE westwardly along said Mary F. Caswell land and parallel to said Fifth Street, a distance of 50 feet to the eastern line of said West Street; and
THENCE southwardly along the eastern line of said West Street, 32 feet to the place of beginning. Improved with a two story frame dwelling house.

TRACT NO. 2:

BEGNNING at a point on the south side of Fifth Street, at corner of E. Caswell, now or late Mrs. Anna Busler lot, 50 feet eastwardly from West Street;
THENCE eastwardly 48.1 feet to lot now or late of Norman E. Faux; THENCE by same, southwardly 100 feet;
THENCE westwardly parallel with Fifth Street, 48.1 feet to the Busler lot aforesaid; THENCE by the same, 100 feet northwardly to the place of beginning.

BENG KNOWN AS: 517 WEST STREET BLOOMSBURG, PA 17815

PROPERTY ID: 05W03 15500000

TITLE TO SAID PREMISES IS VESTED EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, AS TENANTS IN COMMON BY DEED FROM CATHERNE E. TOBIN, BY HER ATTORNEYS-IN-FACT EVELYN C. RANKIN AND JACQUELINE A. SILKOWSKI, DATED MAY 20, 2002 RECORDED MAY 24, 2002 INSTRUMENT NO. 200206310 EVELYN C. RANKIN IS DECEASED, DATE OF DEATH WAS NOVEMBER 16, 2020 JACQUELINE A. SILKOWSKI IS DECEASED, DATE OF DEATH WAS FEBRUARY 1, 2024

PROPERTY ADDRESS: 517 WEST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W0315500000

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
RAS CITRON LLC
133 GAITHER DRIVE
MOUNT LAUREL, NJ 08054

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