

SHERIFF'S SALE

Wednesday, April 23rd, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV645 AND CIVIL WRIT NO. 2023CV645 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 piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BOUNDED upon the North by lot now of JoAnne Jackson Cleaver; upon the East by lot now or formerly of Sheridan Swentzell; upon the South by Anthony Alley; and upon the West by Barton Street. BEING forty feet in width and one hundred and three feet in depth upon Barton Street from lot now of Joanne Jackson Cleaver to Anthony Alley, upon which is erected a frame dwelling house.

THE ABOVE DESCRIBED REAL ESTATE is the same real estate which Anna Margaret Giger, by deed dated February 27, 1984 and recorded May 12, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 329, Page 739, conveyed to Max Kenneth Giger and Barbara E. Jumper; AND BEING the same real estate which Max Kenneth Giger, by deed dated September 4, 1984 and recorded October 31, 1984 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania in Book 339, Page 801, conveyed to Barbara E. Jumper, Grantor herein.

SUBJECT to all existing rights of way, conditions, easements, restrictions, reservations, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

BEING premises known and numbered as 323 Barton Street, Bloomsburg, PA 17815
Tax Parcel Number: 05w-07--140-00-000

BEING the same premises which Barbara E. Jumper, widow, by Deed dated October 27, 2006, and recorded in the Official Records of Columbia County on October 27, 2006 as Instrument Number 200611364, granted and conveyed unto Douglas W. Jumper and Holly B. Jumper, his wife.

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff
PROPERTY ADDRESS: 323 BARTON STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05W-07-140-00-000

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
Robert Flacco, Esq.
1325 Franklin Avenue, Suite 160
Garden City, NY 11530

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