

SHERIFF'S SALE

Wednesday, August 20th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV326 AND CIVIL WRIT NO. 2025CV326 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, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way of Fourteenth Street (unimproved) at the Northeast corner of Lot No. 5 of Park Place, Phase II, said point being 144.99 feet (erroneously noted as 144.9 feet on chain of title) distant on a course running North 68 degrees 00 minutes 00 seconds East from the Southeast corner of Fourteenth Street and Harriet Street; THENCE along the Southerly right-of-way of Fourteenth Street, North 68 degrees 00 minutes 00 seconds East, 22.00 feet to a point at the Northwest corner of Lot No. 7 of Park Place, Phase II; THENCE along the Westerly line of Lot No. 7 and running through the center of the partition wall dividing the townhouse units erected on Lots Nos. 6 and 7, South 22 degrees 00 minutes 00 seconds East, 85.60 feet to a point on the Northerly line of the common area of Park Place Phases II and III; THENCE along said line, South 68 degrees 00 minutes 00 seconds West, 22.00 feet to a point at the Southeast corner of Lot No. 5 of Park Place, Phase II; THENCE along the Easterly line of Lot No. 5 and running through the center of the partition wall dividing the townhouse units erected on Lots Nos. 5 and 6, North 22 degrees 00 minutes 00 seconds West, 85.60 feet to the place of BEGINNING.

Containing 1,883.20 square feet of land in all.

BEING Lot No. 6, Phase II and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 15 foot wide water line easement as shown on final plan of Park Place, Phase II and III and prepared by T. Bryce James and Associates dated October 15, 1976 and revised April 10, 1985 and May 21, 1985. Recorded December 27, 1985 in Columbia County Map Book 5, Page 484 A & B.

ALSO granted herein is the use, along with all property owners of Park Place, Phase II of the above mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 15 foot wide water line easement as shown on the above referenced plan.

ALSO being subject to all other regulations and requirements of the common area of Park Place, Phases II and III.

Survey made and description written by T. Bryce James, Registered Surveyor No. 4708-E.

TOGETHER with all rights and benefits and BEING SUBJECT TO all matters contained in Declaration of covenants, conditions and restrictions covering Park Place, Phases II and III and which appear of record in the Office of the Recorder of Deeds in Columbia County at Record Book 359, Page 554.

BEING the same premises which, Shahera K. Afza, Trustee for the Irrevocable Afza Asset Protection Trust, by Deed dated March 25, 2020 and recorded March 30, 2020 in the Columbia County Court House to Instrument No. 202002450, granted and conveyed unto Lance Farr and Lisa Farr, married, Grantors herein.

BEING KNOWN AS: 16 PARK PLACE BLOOMSBURG, PA 17815
PROPERTY ID: 05E01 10812000

TITLE TO SAID PREMISES IS VESTED IN AUBYN LUIS GARCIA JOHNSON BY DEED FROM LANCE FARR AND LISA FARR, MARRIED, DATED JULY 1, 2021 RECORDED JULY 6, 2021 INSTRUMENT NO. 202106694

PROPERTY ADDRESS: 16 PARK PLACE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E0110812000

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/>