

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV230 AND CIVIL WRIT NO. 2025CV230 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 parcel of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin corner set 25 feet in an Easterly direction from the centerline of a blacktop state highway leading from Benton to Stillwater and at the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey; thence along the line of lands now or late of Kenneth R. Kelsey and Ethel P. Kelsey and the line of lands now or late of Miller, South 80 45' East, 170 feet to an iron pin corner; thence along line of lands now or late of Miller, North 8 0 15' East, 89 feet to an iron pin corner set on the line of land now or late of Ritter; thence along the abovementioned line of lands, North 80 0 45' West, 170 feet to an iron pin corner set 25 feet in an Easterly direction from the abovementioned highway and at the Southwesterly corner of the Ritter lands aforesaid; thence along the highway, South 80 15' West, 89 feet to the place of beginning. UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878

BEING THE SAME PREMISES WHICH HSBC Bank USA, NA, by Deed dated May 20, 2008 and recorded July 7, 2008 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 2008-06702, granted and conveyed unto Jennifer M. Butz, now known as Jennifer M. Cranmer.

PROPERTY ADDRESS: 4006 MAPLE GROVE ROAD, STILLWATER, PA 17878
UPI / TAX PARCEL NUMBER: 03,04A-003-01-000

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
Leon Haller, Esq.
1719 North Front Street
Harrisburg, PA 17102-2392

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