

SHERIFF'S SALE

Wednesday, September 10th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV206 AND CIVIL WRIT NO. 2025CV206 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 comer 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, RE SUBJECT, however, to the restrictions as more particularly set forth in Deed filed in Deed Book 228, Page 197.

BEING the same premises that Timothy James Hoffman, Sr., by deed dated July 20, 2020 and recorded July 22, 2020 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 202005189, granted and conveyed unto Timothy James Hoffman Sr., and Timothy James Hoffman Jr., joint tenants with right of survivorship and not as tenants in common, in fee.

BEING PARCEL NO. 31 04B01000000

PROPERTY ADDRESS: 6 Central Avenue, Bloomsburg, PA 17815

PROPERTY ADDRESS: 6 CENTRAL AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 3104B01000000

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
KAPLIN, STEWART, MELOFF, REITER & STEIN P.C.
910 Harvest Drive
Blue Bell, PA 19422

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