

SHERIFF'S SALE

Wednesday, February 4th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV772 AND CIVIL WRIT NO. 2025CV772 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 LOT OF LAND situate in the Township of Mount Pleasant, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin corner situate along the southerly line of Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Ikeler and being in line of other lands of Fannie Ikeler; thence along the westerly line of lands of Fannie Ikeler designated as Lot No. 4, south 3 degrees 14 minutes 15 seconds east, 435.48 feet to an iron pin corner in line of lands of Harman E. and Erma Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeasterly corner of Lot No. 2 being other lands of Fannie Ikeler; thence along the easterly line of lot No. 2, north 3 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner situate along the southerly line of the aforesaid Township Route No. 545; thence along the southerly line of Township Route 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of beginning.

CONTAINING 2.602 acres of land and being designated as Lot No. 3 of the plot of lots of Fannie Ikeler as prepared by Orangeville Surveying Consultants dated August 23, 1976.

216 Kindt Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 216 KINDT ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26 02 00902

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
WIEST, MUOLO, NOON, SWINEHART & BATHGATE
240-246 Market Street
Sunbury, PA 17801

Sheriff of Columbia County
Timothy T. Chamberlain
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