

SHERIFF'S SALE

Wednesday, April 22nd, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV1119 AND CIVIL WRIT NO. 2025CV1119 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 or lot of land situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on the Southerly side of White Birch Lane and in line of Lot No. 14, said point being three hundred forty (340) feet from the Westerly right-of-way of Edgar Avenue;

THENCE along Lot No. 14, South 24 degrees 56 minutes East, 150 feet to an iron pin;

THENCE South 74 degrees 30 minutes West, 106.5 feet to an iron pin in line of Lot No. 16;

THENCE along Lot No. 16, North 23 degrees 53 minutes West, 140 feet to a point on the Southerly side of White Birch Lane;

THENCE along White Birch Lane, North 68 degrees 08 minutes East, 105 feet to a point, the place of BEGINNING.

BEING Lot No. 15 as shown on a draft of the Hunsinger Lots in Scott Township, Columbia County, Pennsylvania, surveyed by A. Carl Wolfe, R.E., September 5, 1968, revised May 15, 1973.

The said premises being known as 2850 White Birch Lane, Bloomsburg.

BEING AS: 2850 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31 04A05200000

BENING THE SAME PREMISES WHICH GAREY MAX BITTENBENDER, ADMINISTRATOR OF THE ESTATE OF JANICE ROBERTA GROSS, A/K/A JANICE GROSS, A/K/A JANICE R. GROSS, A/K/A JANICE R. CAMPBELL GROSS A/K/A JANICE CAMPBELL GROSS, DECEASED BY DEED DATED 3/21/2019 AND RECORDED 3/22/2019 THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #201901954, GRANTED AND CONVEYED UNTO BENJAMIN RUBENDALL AND LISA RUBENDAL.

PROPERTY ADDRESS: 2850 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 3104A05200000

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
Michael T. McKeever, Esq.
701 Market Street, Suite 5000
Philadelphia, PA 19106-1532

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