

# SHERIFF'S SALE

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

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BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1306 AND CIVIL WRIT NO. 2024CV1306 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:

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ALL THOSE TWO CERTAIN pieces, parcels, and tracts of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1 - BEGINNING at an iron post corner of lot of R.C. Kindt; thence along said lot, north 87-1/2 degrees east, 4.2 perches to a corner in the public road; thence along the said road, north 5 degrees west, 3.72 perches to a corner on the right-of-way of S.B. & B.R.R.; thence along said right-of-way, north 63 degrees west, 4 perches; thence by the church lot and land of C. L. Sands, south 34 degrees west, to a corner on the east bank of Little Fishing Creek and in the mouth of Bear Run; thence down the creek and along land of CL. Sands, south 65 degrees east, 6.7 perches to a corner on line of land of R.C. Kindt; thence by said Kindt, north 6 degrees west, 8.5 perches to the place of beginning, CONTAINING 68 perches.

TRACT NO. 2 — BEGINNING at stone in center of road leading from Bloomsburg to Millville in line of C.S. Sands; thence by land of C.S. Sands, south 4 degrees west, 5.5 perches to beach on bank of run; thence south 13-1/4 degrees west, 9.6 perches to stone in run; thence south 77 degrees east, 1.4 perches to stone; thence by land of J.P. Sands, north 31 degrees east, 10.7 perches to stone; thence north 25 degrees east, 2.56 perches to stone; thence south 85-1/4 degrees east, .32 perches to stone; thence north 31 degrees east, 2 perches to the center of road aforesaid; thence by the same, north 75-1/2 degrees west, 6.9 perches to the place of beginning. CONTAINING 59 perches, strict measure.

Being the same premises which Earl M. Parks and Ethel F. Parks, Husband and Wife, by their Deed dated March 4, 1994, and recorded March 7, 1994, in the Columbia County Courthouse in Record Book 562, page 690, granted and conveyed unto Carl Eugene Parks, subject to a Life Estate in the above premises for Earl M. Parks and Ethel F. Parks, Husband and Wife, for the term of their natural lives. And being the same premises which Carl Eugene Parks and Gertrude L. Parks, Husband and Wife, by deed dated March 11, 1994, and recorded March 14, 1994, in the Columbia County Courthouse in Record Book 563, page 236, granted and conveyed unto Carl Eugene Parks and Gertrude L. Parks.

And the said Gertrude L. Parks died on April 7, 2006, whereupon her interest in the premises vested into Carl Eugene Parks. And the said Carl Eugene Parks died on January 1, 2024, and upon information and belief, Crystal Yoder was appointed as the Executrix of the Estate of Carl Eugene Parks a/k/a Carl E. Parks.

EXCEPTING AND RESERVING ALL LEGAL HIGHWAYS. SUBJECT TO A LIFE ESTATE IN THE ABOVE PREMISES FOR EARL M. PARKS AND ETHEL F. PARKS, HUSBAND AND WIFE, FOR THE TERM OF THEIR NATURAL LIVES. TO BE SOLD AS THE PROPERTY OF CRYSTAL YODER, AS EXECUTRIX OF THE ESTATE OF CARL EUGENE PARKS A/K/A CARL E. PARKS, DECEASED.

PROPERTY ADDRESS: 17 A-B ROBBINS ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 26-02-023-00.000

## **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  
BARLEY SNYDER  
126 East King Street  
Lancaster, PA 17602

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