

SHERIFF'S SALE

Wednesday, May 20th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV1252 AND CIVIL WRIT NO. 2025CV1252 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 those certain pieces, parcels and tracts of land situate in South Centre Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit;

Tract No. 1:

Beginning at a point on the Southerly side of Scenic Avenue now known as Scenic Drive 806 feet West of the edge of a 33 foot road designated as Hillside Drive, South 11 degrees 14 minutes East, 135 feet; Thence along said lands, South 78 degrees 46 minutes West, 190 feet to a point in line of lands now or formerly of Clyde E. Yohey and Joan B. Yohey, his wife; Thence along said lands, North 11 degrees 14 minutes West to a point on the Southerly side of Scenic Avenue now known as Scenic Drive; Thence along said Scenic Avenue now known as Scenic Drive, North 78 degrees 46 minutes East, 190 feet to a point, the place of beginning.

Upon which is erected a one-story stone and brick dwelling house.

Excepting therefrom:

All that certain piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning on the Southerly side of Scenic Avenue now known as Scenic Drive and dividing line between land now or formerly of Evelyn B. Shonk and Charles E. Boyer and Mary C. Boyer, his wife;
Thence along said line, South 11 degrees 15 minutes East, 135 feet to a point;
Thence South 78 degrees 45 minutes West, 10 feet to a point; Thence North 11 degrees 15 minutes West, 135 feet to a point on the Southerly side of said road;
Thence North 78 degrees 45 minutes East, 10 feet to a point, the place of beginning.

Tract No. 11:

Beginning at a point on the Southerly side of Scenic Avenue now known as Scenic Drive and the Westerly boundary of the lot formerly of George B. Shonk, et ux., now or formerly of Evelyn B. Shonk, widow; Thence along said Westerly boundary line, South 11 degrees 15 minutes East, 135 feet to a point; Thence South 78 degrees 45 minutes West, 10 feet to a point; Thence North 11 degrees 15 minutes West, 135 feet to a point on the Southerly side of Scenic Avenue now known as Scenic Drive; Thence North 78 degrees 45 minutes East, 10 feet to a point, the place of beginning.

BEING THE SAME PREMISES which James P. Bogart and Sally A. Bogart, husband and wife by Deed dated 4/14/2023 and recorded in the Office of the Recorder of Deeds of Columbia County on 4/24/2023 in Deed Instrument 202302938, granted and conveyed unto Ryan J. Dunn. Ryan J. Dunn departed this life on October 31, 2024.

BEING known as 6940 Scenic Drive, Bloomsburg, Pennsylvania 17815
IMPROVEMENTS: Residential Dwelling PARCEL # 12-05A-014-00-000

PROPERTY ADDRESS: 6940 SCENIC DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 12-05A-014-00-000

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.