

SHERIFF'S SALE

Wednesday, July 8th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV835 AND CIVIL WRIT NO. 2025CV835 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 lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street, in line of land now or late of Leonard Cox and Ethel Cox, his wife; THENCE in a northerly direction along the eastern side of Catherine Street, 40 feet, 7 inches, to a point in line of land now or late of James W. Casey and Ann R. Casey, his wife; THENCE along said Casey land in an easterly direction, 119 feet, 6 inches, to a point on the western side of an alley; THENCE along the western side of said alley in a southerly direction, 40 feet, 7 inches, to a point in line of land now or late of the said Leonard Cox, et ux.; THENCE in a westerly direction along said Cox land, 119 feet, 6 inches, to a point on the eastern side of Catherine Street, the PLACE OF BEGINNING.

Being the same premises which Carol A. Shotwell and Charles Shotwell, her husband, and Jason C. Shotwell and Elizabeth Shotwell, his wife, by Deed dated 06/14/2005 and recorded 07/18/2005, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200507433, granted and conveyed unto Carol A. Shotwell, in fee.

Tax Parcel: 05E02 24900000 a/k/a 05E-002-249 a/k/a 05E-02-249-00,000
Premises Being: 637 Catherine Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 637 CATHERINE STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E 02 249 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
BROCK & SCOTT PLLC
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MOUNT LAUREL, NJ 08054

Sheriff of Columbia County
Timothy T. Chamberlain
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