

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV1327 AND CIVIL WRIT NO. 2025CV1327 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 or tracts of land situated in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows:

TRACT NO. I:

THE BEGINNING PLACE being at the center stone, now as located 80 feet in an easterly direction from the northwest corner of a second stone in the eastern side line of Mill Street, and 7-1/2 feet from the northern edge of the concrete strip of State Highway Rt. No. 4 (it being the first constructed cement improved state highway extending from Bloomsburg to Berwick) and is also located 102-1/2 feet in a westerly direction from the center of another or 3rd stone, the center of which lies 7-1/2 feet from the northern edge of said concrete strip of said highway in the northwest, southeast division line of land now or formerly titled in the names of Tilden Weiss and Blanche Elizabeth Weiss, his wife, and land now or formerly of the Grantee herein (formerly the land of Charles W. Jameson (Jamison).

TRACT NO. II:

BEGINNING in the center of the above mentioned stone, 7-1/2 feet from the northern edge of the concrete strip of State Highway Rt. No. 4; THENCE along the land now or formerly of Nevin L. Pettit, N01th 25 degrees 30 minutes West, 140 feet to the center of a stone on the South side of an alley (this stone being 80 feet in an easterly direction from another stone corner at the intersection of the eastern line of Mill Street at the South side of the above-mentioned alley); THENCE along the alley, North 62 degrees 35 minutes East, 60-1/2 feet to the center of a stone; THENCE along the land now or formerly of Tilden Weiss and Blanche Elizabeth Weiss, his wife, the Grantees herein, 140 feet to the center of a stone, 7-1/2 feet from the northern edge of the above-mentioned strip of cement; THENCE parallel along the concrete strip of said highway, South 62 degrees 35 minutes West, 60-1/2 feet to the exact place of BEGINNING. Containing 8,470 square feet of land

TRACT NO III:

BEGINNING on the North by an alley laid out but not opened; on the East by other land now or formerly of Charles W. Jameson; on the South by Main Street; on the West by other lands now or formerly of Charles W Jameson. It being 42 feet in width and 138 feet in length.

UNDER AND SUBJECT to following provision originally in Deed Book 78 page 193 as carried forward in subsequent deeds: "Charles W. Jameson agrees to give 5 feet of land for a sidewalk in front of the above described lot along the main road and hereby covenants to do so promptly. A dwelling house, garage, and additional improvements are erected thereon."

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 6525 FOURTH STREET, BLOOMSBURG, PA 17815

PARCEL 12-03B-0230,0000

BEING THE SAME PREMISES WHICH W. Wertman, by Deed dated August 19, 2009 and recorded August 21, 2009 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2009-07930, granted and conveyed unto Ariel A. Norada and Betty M. Norada.

PROPERTY ADDRESS: 6525 FOURTH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-03B-0230,0000

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
Leon Haller, Esq.
1719 North Front Street
Harrisburg, PA 17102-2392

Sheriff of Columbia County
Timothy T. Chamberlain
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