

SHERIFF'S SALE

Wednesday, August 12th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV390 AND CIVIL WRIT NO. 2026CV390 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 lot or parcel of land, lying and situate in the Village of Rupert, Montour Township, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of a street and alley of said Village; thence Westwardly along said Street, 60 feet to lot now or formerly of G.B. Hosler; thence by the same, Northwardly 110 feet to land now or formerly of Lloyd Paxton; thence by the same, Eastwardly 60 feet to a 16 foot alley; thence by the same, Southwardly 110 feet to the place of beginning.

CONTAINING 6,600 square feet, and upon which is erected a two-story frame dwelling house and other outbuildings.

Tax ID/Parcel No. 25-05C-028-00,000

BEING the same premises which Irene Stoice Morris, by her agent Brenda Aucker, by Deed dated April 1 8, 2018 and recorded April 18, 2018 in Columbia County as Instrument No. 201802802 conveyed unto Wallace Winn, in fee.

BEING the same premises which Wallace Winn, single, by Deed dated July 8, 2022 and recorded July 1 1, 2022 in Columbia County as Instrument No. 202206499 conveyed unto Ecto Properties, LLC, a Pennsylvania Limited Liability Company, in fee.

Being the same premises which ECTO Properties LLC, a Pennsylvania Limited Liability Company, by Deed dated 07/19/2023 and recorded 07/21/2023, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 2023053 82, granted and conveyed unto Sandra Lynn Rose, in fee.

Tax Parcel: 25 05C02800 a/k/a 25 0502800000 a/k/a 25-05C-028-00,000 a/k/a 25-05C028-00

Premises Being: 320 Jackson St, Bloomsburg, PA 17815

PROPERTY ADDRESS: 320 JACKSON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25 05C 028 00

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.