SHERIFF'S SALE

Wednesday, December 9th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV540 AND CIVIL WRIT NO. 2026CV540 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 piece, parcel or tract of land situate in the Township of Madison, County of Columbia, Commonwealth of Pennsylvania, more fully bounded and described from a survey and drawing #H-2918-14 by Eric S. Hopkins, PLS. dated October 24th, 2014 as follows to wit:

BEGINNING at an existing iron pin on the northerly side of S.R. 44; thence along the line of lands now or formerly of Raymond D. and Shirley B. Weisenberger and also along the line of lands now or formerly of Nancy J. and William F. Welliver, Jr., the following course and distance: (I) north forty-two (42) degrees zero (00) minutes zero (00) seconds east, three hundred thirty-six and thirty-one hundredths (336.31) feet, to an existing iron pin; thence continuing along the line of lands now or formerly of Nancy J. and William F.
Welliver, Jr., the following course and distance: (2) south forty-eight (48) degrees forty-five (45) minutes twenty (20) seconds east, eighty-five and fifty hundredths (85.50) feet. to a set #5 rebar; thence along the line of lands now or of Jason M. Showers, the following course and distance: (3) south thirty-five (35) degrees eleven (l l) minutes fifty-nine (59) seconds west, three hundred thirty-two and eighty-seven hundredths (332.87) feet, to an existing iron pin buried in a driveway; thence along the northerly side of S.R. 44, the
following course and distance: (4) north fifty-one (51) degrees ten (10) minutes one (01) second west, one hundred twenty-five and ten hundredths (125.10) feet, to a point an existing iron pin, being the point and place of beginning. Jeffrey Guyer, Sr. by Deed from Gerald Zeisloft, joined by his spouse, Patricia A. Zeisloft dated December 18, 2019, recorded December 23, 2019 in the Columbia County Clerk's/Register's Office in Instrument No. 201910155.

PROPERTY ADDRESS: 8 WHITE HALL ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 21-12A-007-00-000

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
FEIN, SUCH, KAHN & SHEPARD, PC
14000 COMMERCE PARKWAY SUITE H
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County
Timothy T. Chamberlain
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