

# SHERIFF'S SALE

Wednesday, February 4th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV1102 AND CIVIL WRIT NO. 2025CV1102 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 PARCEL, PIECE AND LOT OF LAND SITUATE IN SKYVIEW ACRES, SUBDIVISION TO THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 101 OF THE SAID PLOT OF LOTS, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY CIRCUMFERENCE OF A 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET, A 50 FOOT WIDE PUBLIC STREET IN SKYVIEW ACRES SUBDIVISION, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LOT NO. 100; THENCE ALONG THE WESTERLY LINE OF LOT NO. 100, SOUTH 02 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 17233 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP PUBLIC ROUTE NO. 488, LEADING FROM BLOOMSBURG TO LIGHTSTREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID TOWNSHIP ROUTE NO. 488, SOUTH 73 DEGREES 45 MINUTES 25 SECONDS WEST, A DISTANCE OF 150.00 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ROBERT J. STEWART AND GALE STEWART; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID STEWART, NORTH 09 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 201.30 FEET TO AN IRON PIN SITUATE IN THE SOUTHERLY LINE OF LOT NO. 88; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 88, NORTH 61 DEGREES 34 MINUTES EAST, A DISTANCE OF 87.29 FEET TO A POINT ON THE CIRCUMFERENCE OF THE AFORESAID 50 FOOT RADIUS CUL-DE-SAC AT THE WESTERLY TERMINUS OF WALNUT STREET; THENCE BY THE CIRCUMFERENCE OF THE SAID 50 FOOT RADIUS CUL-DE-SAC IN A SOUTHEASTERLY DIRECTION ON A CURVE TO THE LEFT, SAID CURVE AHVING A DELTA ANGLE OF 59 DEGREES 20 MINUTES 10 SECONDS, A RADIUS OF 50.00 FEET, A TANGENT OF 28.48 FEET FOR AN ARC LENGTH OF 51.78 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE AFORESAID LOT NO. 100, AND BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 25,474.56 SQUARE FEET OF LAND. IT BEING LOT NO. 101 OF THE PLOT OF LOTS OF SKYVIEW ACRES SUBDIVISION TO THE TOWNSHIP OF SCOTT AS PREPARED BY T. BRYCE JAMES AND ASSOCIATES DATED JUNE 29, 1977.

THE AFOREDESCRIBED PREMISES OF REAL ESATE BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS AS SET FORTH AND OF RECORD FOR SKYVIEW ACRES AS WILL BE FOUND MORE FULLY OF RECORD IN COLUMBIA COUNTY MISCELLANEOUS BOOK 55 PAGE 655.

TOGETHER WITH A PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER AND ALONG A 20 FOOT WIDE SOUTHERLY PORTION OF LOT NO. 88 FOR THE PURPOSE OF EGRESS, INGRESS AND REGRESS TO AND FROM THE ABOVE CAPTIONED LOT NO. 101 TO A CUL-DE-SAC ON THE WESTERLY TERMINUS OF WALNUT STREET. SAID 20 FOOT WIDE EASEMENT ACROSS THE SOUTHERLY PORTION OF LOT NO. 88 TO BE IN COMMON WITH THE OWNER OF LOT NO. 88, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR THE BENEFIT OF THE GRANTEEES HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

THE MAINTENANCE OF THE ACCESS EASMENT WAY AND ITS IMPROVEMENTS SHALL BE SHARED BY THE PARTIES BASED UPON THE PORTION AND THE USE THEREOF. ALSO TOGETHER WITH FOR THE BENEFIT OF LOT NO. 101, A CERTAIN PERMANENT AND PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, AND REGRESS TO AND FROM LOT NO. 101 AND A CUL-DE-SAC REPRESENTING THE TERMINUS OF WALNUT STREET DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR (FOUND) ON THE WESTERLY RIGHT-OF-WAY ON THE CUL-DE-SAC OF WALNUT STREET, COMMON CORNER WITH LOT NO. 88 AND COMMON CORNER WITH LOT NO. 101 IN THE SKYVIEW ACRES DEVELOPMENT; THENCE ALONG SAID LOT NO. 101, SOUTH 61 DEGREES 34 MINUTES WEST, A DISTANCE OF 87.29 FEET TO AN IRON PIN (FOUND) COMMON CORNER WITH LANDS NOW OR FORMERLY OF ROBERT J. AND GALE STEWART; THENCE ALONG LANDS NOW OR FORMERLY OF SAID STEWART AND ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 28 SECONDS, A RADIUS OF 250.00 FEET AND A CHORD OF NORTH 76 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 44.63 FEET TO A POINT; THENCE THROUGH THE AFORESAID LOT NO. 88, NORTH 61 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CUL-DE-SAC ON WALNUT

STREET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 36 DEGREES 52 MINUTES 12 SECONDS, A RADIUS OF 50.00 FEET AND A CHORD OF SOUTH 09 DEGREE 58 MINUTES 55 SECONDS EAST, A DISTANCE OF 31.63 FEET TO A REBAR (FOUND), THE PLACE OF BEGINNING.

CONTAINING 3,240 SQUARE FEET; BEING A 30 FOOT EASEMENT ON THE SOUTHERLY SIDE OF LOT NO. 88 IN THE SKYVIEW ACRES DEVELOPMENT SURVEY OF SKYVIEW PER T. BRYCE JAMES AND ASSOCIATES DATED JUNE 29, 1977. THE RIGHT-OF-WAY AND EASEMENT DESCRIBED HEREIN OVERLAPS THE 20 FOOT WIDE RIGHT-OF-WAY AND EASEMENT FIRST CREATED AT COLUMBIA COUNTY RECORD BOOK 320 PAGE 746. TO THE EXTENT THAT THE OWNERS OF THE WITHIN DESCRIBED PREMISES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, USE OF ANY OF THE RIGHT-OF-WAY PREMISES DESCRIBED HEREIN FOR ACCESS PRUPOSES, THE OWNERS, THEIR HEIRS SUCCESSORS AND ASSIGNS, SHALL BE LIABLE FOR ONEHALF OF THE SNOW REMOVAL AND MAINTENANCE EXPENSES ATTRIBUTABLE TO THE AREA OCCUPIED BY SAID RIGHT-OF-WAYS, ABOVE RIGHT-OF-WAY OF RECORD IN DEED DATED JULY 26, 1996 AND RECCORDED IN COLUMBIA COUNTY RECORD BOOK 632 PAGE 151.

PROPERTY ADDRESS: 1299 WALNUT ST, BLOOMSBURG, PA 17815-9509

UNDER AND SUBJECT TO any and all exceptions, restrictions, covenants, easements, rights of-way, and agreements as heretofore contained in the prior chain of title.

BENG KNOWN AS: 1299 WALNUT ST, BLOOMSBURG, PA 17815  
PROPERTY ID: 31 0309400000

TITLE TO SAID PREMISES IS VESTED IN CAITLÆN ANN HENRIE, A SINGLE PERSON BY DEED FROM IAN JOSHUA CLARK, A SINGLE PERSON, DATED AUGUST 13, 2021 RECORDED NOVEMBER 3, 2022 AT INSTRUMENT NO. 20220990

PROPERTY ADDRESS: 1299 WALNUT STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 31 0F0 94 000 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.

Plaintiff's Attorney  
RAS CITRON LLC  
133 GAITHER DRIVE  
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>