

SHERIFF'S SALE

Wednesday, March 18th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV1042 AND CIVIL WRIT NO. 2022CV1042 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:

Land situated in the Town of Bloomsburg in the County of Columbia in the State of PA ALL THAT CERTAIN piece, parcel or lot of land known as Lot No. 45, Block "D" in Neal's Addition to the Town of Bloomsburg, as surveyed by Samuel Neyhard in July 1892, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the northerly boundary of East Fourth Street with the western boundary of Penn Street; thence westwardly along the northern boundary of East Fourth Street Forty (40) feet to Lot No. 46 on said plan; thence Northwardly along the Eastern Boundary of said Lot one hundred eighty-four (184) feet to an alley; thence eastwardly along the southern boundary of said alley forty (40) feet to Penn Street; thence southwardly along the western boundary of Penn Street one hundred eighty four (184) feet, more or less, to the place of beginning. (Building line restricted to twenty (20) feet from center line.)

Upon which is erected a two and one-half story frame dwelling house, barn, garage, and other outbuildings.

Excepting the Northern Portion of land that was conveyed by Patricia V. Herrity to Carl C. Levan and Jean H. Levan, his wife by Deed dated June 17, 1988 and recorded in the Office of the Recorder of Deeds of Columbia County on June 22, 1988 in Deed Book 411, at Page 199.

PROPERTY ADDRESS: 349 E 4TH street, Bloomsburg, PA 17815

Being the same premises which Carl C. Levan and Jean H. Levan, his wife, as tenants by the entireties, by Deed dated 06/17/1988 and recorded 06/22/1988, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 411, Page 199, granted and conveyed unto Patricia V. Herrity, in fee.

AND the said Patricia V. Herrity has departed this life on or about 12/23/2022, thereby vesting title of the mortgaged premises unto Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Patricia V. Herrity, Deceased, Deborah M. Herrity in her capacity as heir to the Estate of Patricia V. Herrity, Deceased

Tax Parcel: 05E03 36900

Premises Being: 349 E 4TH ST, Bloomsburg, PA 17815

PROPERTY ADDRESS: 349 E 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E0336900

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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Sheriff of Columbia County
Timothy T. Chamberlain
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