SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV835

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, OCTOBER 21, 2026
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street, in line of land now or late of Leonard Cox and Ethel Cox, his wife;
THENCE in a northerly direction along the eastern side of Catherine Street, 40 feet, 7 inches, to a point in line of land now or late of James W. Casey and Ann R. Casey, his wife;
THENCE along said Casey land in an easterly direction, 119 feet, 6 inches, to a point on the western side of an alley;
THENCE along the western side of said alley in a southerly direction, 40 feet, 7 inches, to a point in line of land now or late of the said Leonard Cox, et ux.;
THENCE in a westerly direction along said Cox land, 119 feet, 6 inches, to a point on the eastern side of Catherine Street, the PLACE OF BEGINNING.

Being the same premises which Carol A. Shotwell and Charles Shotwell, her husband, and Jason C. Shotwell and Elizabeth Shotwell, his wife, by Deed dated 06/14/2005 and recorded 07/18/2005, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200507433, granted and conveyed unto Carol A. Shotwell, in fee.

Tax Parcel: 05E02 24900000 a/k/a 05E-002-249 a/k/a 05E-02-249-00,000
Premises Being: 637 Catherine Street, Bloomsburg, PA 17815

PROPERTY ADDRESS: 637 CATHERINE STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E 02 249 00,000

Seized and taken into execution to be sold as the property of CAROL A. SHOTWELL in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY AB.

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 eight (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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.