SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026CV603

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 TRACT OR PARCEL OF LAND SITUATE THE COUNTY OF COLUMBIA; STATE OF PENNSYLVANIA, TO WIT:

SITUATED THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA:

ALL THOSE CERTAIN PIECES, PARCELS AND LOTS OF LAND SITUATE THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
BEGNNING AT THE SOUTHWEST CORNER OF CATHERINE AND TWELFTH STREETS;

ALONG WESTERN SIDE OF CATHERINE STREET, SOUTH 31 1/2 DEGREES EAST, 125 FEET, MORE OR LESS, TO A CORNER ON THE NORTHERN SDE OF A 16 FOOT WIDE ALLEY;
THENCE BY THE SAME, SOUTH 68 DEGREES WEST, 148.30 FEET TO A CORNER IN LNE OF LOT NO. 403;
THENCE BY THE SAME, NORTH 22 DEGREES WEST, 125 FEET TO A CORNER ON THE SOUTHERN SIDE OF TWELFTH STREET;
THENCE BY THE SAME, NORTH 68 DEGREES EAST, 143.03 FEET TO THE SOUTHWEST CORNER OF TWELFTH AND CATHERINE STREETS, THE PLACE OF BEGINNING.

BENG LOTS NOS. 405, 407 AND 409 IN THE WALLER'S ADDITION TO THE TOWN OF BLOOMSBURG.
EXCEPTING AND RESERVING THEREFROM A PARCEL OF LAND DESIGNATED AS PARCEL NO. 1 CONTAINING .205 ACRES OF LAND WHICH WAS CONVEYED BY ELIZABETH M. ESTRADA, NOW BY MARRIAGE ELIZABETH M. PURSEL AND WARN C. PURSEL, SR, HER HUSBAND, DATED AUGUST 3, 1988 AND RECORDED AUGUST 4, 1988 IN COLUMBIA COUNTY RECORD BOOK 414, PAGE 152, ETC., GRANTED AND CONVEYED UNTO ROBERT S. LOBB AND ALICE J. LOBB, HIS WIFE SAID LOT IS MORE FULLY SHOWN ON THE FNAL PLAN MNOR SUBDIVISION OF ELIZABETH M. PURSEL AS RECORDED AUGUST 4, 1988 COLUMBIA COUNTY MAP BOOK 6, PAGE 6.

BEING KNOWN AS: 136 EAST 12TH STREET, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 05E01 06700000

BENG THE SAME PREMISES WHICH JOANNA L. CALARCO, MARRIED, JOINED BY ROBERT CALARCO SR., HER HUSBAND BY DEED DATED 6/24/2024 AND RECORDED 6/24/2024 THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #202404410, GRANTED AND CONVEYED UNTO KIM ANN HOOVER.

PROPERTY ADDRESS: 136 EAST 12TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05 E 01-06700 000

Seized and taken into execution to be sold as the property of KIM HOOVER in suit of PENNYMAC LOAN SERVICES LLC.

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:
KML LAW GROUP P.C.
PHILADELPHIA, PA 1-215-825-6345

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.