SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026CV114

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 PIECE AND PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A CORNER ON THE SOUTH SIDE OF FIFTH STREET 90.2 FEET WEST FROM THE SOUTHWEST CORNER OF FIFTH AND JEFFERSON STREETS;
THENCE IN A SOUTHERLY DIRECTION ALONG LAND NOW OR FORMERLY OF JESSIE
CONNER IKELER, PARALLEL WITH MARKET STREET, 182 FEET TO A CORNER ON THE NORTHERN SIDE OF STERNER ALLEY;
THENCE BY THE SAME IN A WESTERLY DIRECTION, 49 FEET TO A CORNER IN LINE OF LAND NOW OR FORMERLY OF PETER D. POLITES;
THENCE BY THE SAME A NORTHERLY DIRECTION ON A LINE PARALLEL WITH
MARKET STREET, 182 FEET TO A CORNER ON THE SOUTH SIDE OF FIFTH STREET;
THENCE BY THE SAME IN AN EASTERLY DIRECTION, 49 FEET TO A CORNER, THE PLACE OF BEGINNING.
WHEREON IS ERECTED A TWO AND ONE-HALF STORY FRAME DWELLING HOUSE.
Property Address: 216 W Fifth St. a/k/a 216 W 5th st, Bloomsburg, PA 17815
Parcel No. 05W03 16100000
BEING the same premises which HENRY N. FLICK AND MARY 1. FLICK by Deed dated January 15, 1979 and recorded in the Office of Recorder of Deeds of Columbia County on January 16, 1979 at Book 290, Page878 granted and conveyed unto Samuel N. Wharton, Jr.
Samuel N. Wharton, Jr having departed this life on November 9, 2024

PROPERTY ADDRESS: 216 W FIFTH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05 W 03 161 000 00

Seized and taken into execution to be sold as the property of CHRISTOPHER WHARTON, ROSEMARIE WHARTON in suit of U.S BANK NATIONAL ASSOCIATION.

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:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.