

PUBLIC NOTICE

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE, AND TO ALL PERSONS HAVING LIENS, JUDGMENTS OR MUNICIPAL OR OTHER CLAIMS AGAINST SUCH PROPERTIES:

Notice is hereby given that The Columbia County Tax Claim Bureau shall conduct a Judicial Sale pursuant to Article VI, Section 610, et seq. of the Real Estate Tax Sale Law, Act of July 7, 1947, No. 542, P.L. 1368, as amended, on July 28, 2025 beginning at 10:00 a.m. and ending on July 29, 2025 at 10:00 am, both at eastern standard time (or such date or dates adjourned or continued) of the properties listed in this notice. The Judicial Sale will be held online via Bid4Assets. To bid, you are required to register through the Bid4Assets website (www.bid4assets.com). A non-refundable registration fee and refundable deposit will be required. Interested persons should review the website, in advance of the date of sale to familiarize themselves with the procedures to be followed with respect to bidding on properties and conditions of the Judicial Sale.

The properties exposed to sale will be sold free and clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed. Notice of the Upset Sale of each of the properties described herein was advertised in The Press-Enterprise on September 10, 2012, September 8, 2014, September 14, 2015, September 12, 2016, September 11, 2017, September 10, 2018, September 9, 2019, September 14, 2020, and September 13, 2021. An upset price was set for each such parcel exposed to sale, in accordance with the Act, however the properties set forth below were not sold at the Upset Sale, because the upset sale price was not obtained.

There will be NO REDEMPTION PERIOD after the date of the sale, but the delinquent taxes and costs can be paid up to the time of the sale. In accordance with Section 618 of the Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner shall not be permitted to repurchase said property.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case the Tax Claim Bureau is selling the TAXABLE INTEREST and the property is offered for sale by the Tax Claim Bureau without guarantee of any warranty whatever, including, without limitation as to title, marketable title, to structure(s) or lack of structures upon the land.

TERMS OF SALE: Payment must be made in accordance with the Conditions of Judicial Tax Sale posted on the Bid4Assets website no later than the close of business on Wednesday, July 30, 2025. In the event that said amount is not paid before the close of business on July 30, 2025, the sale will be voided, the bidder will not be permitted to bid on any properties in future tax sales with Columbia County and any deposits will be forfeited.

PROSPECTIVE PURCHASERS ARE REQUIRED TO SUBMIT AN AFFIDAVIT AS FOLLOWS:

1. That such person is not delinquent in paying real estate taxes owed to any taxing bodies within the Commonwealth of Pennsylvania, and has no municipal utility bills that are not more than one year outstanding anywhere in the Commonwealth of Pennsylvania.
2. Is not bidding for or acting as an agent for a person who is barred from participating in the sale under 72 P.S. §5860.601(d).
3. Has not, within the three years preceding the filing of the application required by 72 P.S. 5860.502-A, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in 72 P.S. §5860.619(d), to continue unabated after being convicted of an uncorrected housing code violation, as defined in 72 P.S. 5860.619(e), and has not either: (a) failed to maintain the property owned by the person in a reasonable manner such that the property posed a threat to the health, safety or property; or (b) permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.
4. That a person who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 Pa.. C.S. § 4904(a)(relating to unsworn falsification to authorities).

ACT 33 OF 2021 REQUIRES ALL BIDDERS MUST PRE-REGISTER BY JULY 18, 2025 FOR THE JUDICIAL SALE. MORE INFORMATION REGARDING REGISTRATION FOR THE SALE CAN BE FOUND AT www.bid4Assets.com.

All parcels listed below are advertised by the present parcel number according to the Columbia County Tax Assessment Records.

BERWICK BOROUGH				
Parcel No.	Owner	Description	Tax Claim & Tax Years	
04A02 14501	Adolph Mika Lucille Mika	318 East 16th St.	\$7,050.24 2014-2023	
04A 03 08900	Cristina M. Brown Frank P. Mazza	1149 Chestnut St.	\$18,649.82 2013-2023	
04A06 09400	Harold E. Benjamin	235 East Second St.	\$6,605.01 2019-2023	
04A08 10900	Shirley J. East	433 East 5th St.	\$10,047.04 2019-2023	
04B04 05800	Bank of New York Mellon	359 North Vine St.	\$4,351.72 2016-2023	
04B04 17700	George A. Musselman Deborah L. Musseiman	608-610 Maple St.	\$17,927.86 2017-2023	
04B04 21400	Steven L. Brink Mary-Ellen Z. Brink	617-619 Mulberry St.	\$20,109.20 2017-2023	
04C02 03600	John J. Stoker Melissa A. Stoker	108-110 North Orchard St.	\$35,386.57 2012-2023	
04C02 05200	Loren R. Davis	210 North Orchard St.	\$23,280.63 2013-2023	
04C03 07000	Clifford D. Moore Mary G. Moore	243 Iron St.	\$16,928.39 2015-2023	
04C04 09800	Robert L. Michael Charlotte L. Michael	221-223 Ida St.	\$33,049.60 2015-2023	
04C09 00300	Ginger R. Morgan	1210 Susquehanna Ave.	\$12,490.67 2017-2023	
04D09 1010	Mae Milo Stephen Milo	252 Mercer St.	\$19,907.63 2015-2023	
04D09 11400	Robert N. Vargo Lori K. Vargo	433 South Arch St.	\$6,285.59 2016-2023	

TOWN OF BLOOMSBURG				
Parcel No.	Owner	Description	Tax Claim & Tax Years	
05E05 33200	Timothy P. Dillon	52 Washington Ave.	\$14,088.84 2016-2023	
05E06 0300	Richard Reifendifer Karen G. Reifendifer	217 Summit Ave.	\$8,841.81 2018-2023	
05E06 03300	Bonnie Marie Fulop	201 Summit Ave.	\$15,578.68 2015-2023	

CATAWISSA BOROUGH				
Parcel No.	Owner	Description	Tax Claim & Tax Years	
08 02 08500	John P. Maittlen-Harris	vacant property- Walnut Street	\$13,557.37 2010-2023	

CONYNGHAM TOWNSHIP				
Parcel No.	Owner	Description	Tax Claim & Tax Years	
14 01 05202	Evelyn Laughlin	240 Middle Ave., Locustdale	\$5,493.29 2017-2023	
14 02 03500	Patrick A. Gerrity Alice Gerrity	vacant land	\$3,772.26 2012-2023	
14 02A05600	William J. Larkin Sally J. Larkin	vacant land	\$1,593.04 2019-2023	
14 10A 00300	Natalie Adams	1088 Legion St., Wilburton	\$12,608.54 2016-2023	
14 10C 09800	Sarah Jane Yeager	709 Summit Hill Rd., Aristes	\$19,407.95 2014-2023	
14 10C 15600	Colette U. Harris	3763 Aristes Hwy., Aristes	\$9,010.58 2017-2023	
14 10C 15700	Colette U. Harris	3765 Aristes Hwy., Aristes	\$8,610.78 2017-2023	

BENTON BOROUGH				
Parcel No.	Owner	Description	Tax Claim & Tax Years	
02 01 0420000	Karen Y. Crispell, Jose Mario Rene Ramos Leiva Yardia Soraya Guardado Munguia	225-227 Third St.	\$32,715.59 2014-2023	

Matthew E Turowski, Esquire
Solicitor for Columbia County
Tax Claim Bureau