

SHERIFF'S SALE

Wednesday, August 20th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV131 AND CIVIL WRIT NO. 2025CV131 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:

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a cut in the walk on the North side of Third Street and running thence along Third Street North 27 degrees 45 minutes East, 60 feet to a corner in line of land now or formerly of Percy Warhurst; THENCE along line of land now or formerly of said Warhurst North 61 degrees 45 minutes West, 210 feet to a stake, the corner of an alley; THENCE along said alley South 27 degrees 45 minutes West 60 feet to a corner of land now or formerly of Mrs. S.D.

Levan; THENCE along land now or formerly of Mrs. S. D. Levan South 61 degrees 45 minutes East, 210 feet to the place of BEGINNING, and as laid out by a plan of lots situate in Catawissa Borough, Columbia County, Pennsylvania, belonging to Frank Gable and Catherine Gable, his wife, as prepared by A. Cameron Bobb, R.S. on August 22, 1944, and upon which is erected a 2 1/2 story frame dwelling and outbuildings. The improvements thereon being known as 505 3rd Street North, Catawissa, Pennsylvania 17820.

BEING the same premises Kristen N. Dumas a/k/a Kristan N. Davenport and Jesse A. Davenport, granted and conveyed unto Joshua Wells, in the deed dated May 10, 2017 and recorded in the Columbia County Recorder of Deeds on August 2, 2017 in Instrument No. 201706065.

BEING known as 505 3rd Street North, Catawissa, PA 17820

PARCEL: 08-02-03400000

PROPERTY ADDRESS: 505 N 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-03400000

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.