

SHERIFF'S SALE

Wednesday, November 19th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1152 AND CIVIL WRIT NO. 2023CV1152 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 LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ROARING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT AT THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF LAWRENCE J. AND KAREN A. THOMAS AND THE RIGHT-OF-WAY LINE OF MARTIN DRIVE, SAID POINT BEING 10.00 FEET DISTANT ON A BEARING OF SOUTH 34 DEGREES 07 MINUTES 14 SECONDS EAST, FROM A REBAR ON THE SOUTHWESTERN LINE OF LANDS NOW OR FORMERLY OF SAID THOMAS; THENCE ALONG THE RIGHT-OF-WAY LINE OF MARTIN DRIVE, SOUTH 70 DEGREES 10 MINUTES 15 SECONDS WEST, 510 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OF FORMERLY OF CURTIS M. AND DEVON L. SNOWDEN; THENCE ALONG THE EASTERN LINE OF LANDS NOW OR FORMERLY OF SAID SNOWDEN, NORTH 22 DEGREES 07 MINUTES 49 SECONDS WEST 645.89 FEET TO A REBAR (FOUND); THENCE ALONG LOT NO. 1, NORTH 73 DEGREES 37 MINUTES 11 SECONDS EAST, 147.27 FEET TO A REBAR (SET); THENCE CONTINUING ALONG THE SAME, SOUTH 34 DEGREES 07 MINUTES 14 SECONDS EAST, 356.97 FEET TO A REBAR (SET); THENCE CONTINUING ALONG THE SAME, SOUTH 85 DEGREES 53 MINUTES 13 SECONDS EAST, 216.11 FEET TO A REBAR (SET) AT THE NORTHWESTERLY END OF A 50 FEET WIDE PRIVATE RIGHT-OF-WAY, THENCE CONTINUING ALONG LOT NO. 1 AND THE NORTHERLY LINE OF THE 50 FOOT WIDE RIGHT-OF-WAY, NORTH 55 DEGREES 52 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A REBAR (SET); THENCE ALONG LANDS NOW OR FORMERLY OF THE AFOREMENTIONED LAWRENCE J. AND KAREN A. THOMAS; THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF SAID THOMAS, SOUTH 34 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 222.19 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4.396 ACRES OF LAND IN ALL.

SUBJECT TO THE RIGHT OF THE OWNERS OF LOT NO. 1, TO INGRESS, EGRESS AND REGRESS OVER AND UPON A 50 FOOT WIDE PRIVATE RIGHT-OF-WAY. SAID RIGHT-OF-WAY BEING MORE FULLY DESCRIBED, TO-WIT:

BEGINNING AT A POINT WITHIN THE RIGHT-OF-WAY OF MARTIN DRIVE, SAID POINT BEING AT THE SOUTHWEST CORNER OF LANDS OF LAWRENCE J. AND KAREN A. THOMAS, THENCE WITHIN THE RIGHT-OF-WAY OF SAID MARTIN DRIVE, SOUTH 70 DEGREES 10 MINUTES SECONDS WEST, 51.60 FEET TO A POINT; THENCE THROUGH LANDS OF HELEN B. PENMAN GRANTOR HEREIN, NORTH 34 DEGREES 07 MINUTES 14 SECONDS WEST, 209.44 FEET TO A REBAR SET ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, NORTH 55 DEGREES 52 MINUTES 46 SECONDS EAST, 50.00 FEET TO A REBAR SET ON THE WESTERLY LINE OF LANDS OF THE AFOREMENTIONED LAWRENCE J. AND KAREN A. THOMAS; THENCE ALONG THE WESTERLY LINE OF LANDS OF SAID THOMAS, AND PASSING THROUGH A REBAR FOUND 10.00 FEET FROM THE NEXT MENTIONED CORNER, SOUTH 34 DEGREES 07 MINUTES 14 SECONDS EAST, 222.19 FEET TO THE PLACE OF BEGINNING.

BEING DESIGNATED AS THE "RESIDUE" AS MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED JULY 23, 2008, APPROVED BY THE COLOMBIA COUNTY PLANNING COMMISSION ON SEPTEMBER 16, 2008, AND RECORDED IN COLUMBIA COUNTY AS INSTRUMENT NUMBER 200810004.

BEING THE SAME PREMISES which John M. Downs by Deed dated 8/1/2019 and recorded in the Office of the Recorder of Deeds of Columbia County on 8/15/2019 in Instrument 201906287, granted and conveyed unto Michael L. Deeter

BEING known as 50 Martin Drive, Catawissa, Pennsylvania 17820

IMPROVEMENTS: Residential Dwelling

PARCEL # 30-06-024-02

PROPERTY ADDRESS: 50 MARTIN DRIVE, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 30-06-024-02

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.