

SHERIFF'S SALE

Wednesday, January 14th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV774 AND CIVIL WRIT NO. 2025CV774 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 THOSE CERTAIN PARCELS OR TRACT OF LAND SITUATE IN CATAWISSA TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1: BEGINNING AT A STONE IN THE CENTER OF THE PUBLIC ROAD LEADING FROM CATAWISSA TO MANVILLE AND IN LINE OF LAND NOW OR FORMERLY OF OSCAR LEIGHOW, THENCE BY LAND NOW OR FORMERLY OF OSCAR LEIGHOW, NORTH $16 \frac{3}{4}$ 0 WEST, 16.2 PERCHES TO A STONE CORNER OF (AND NOW OWNED BY CHARLES BREECH; THENCE BY THE SAME, NORTH $16 \frac{3}{40}$ WEST, 13.6 PERCHES TO A STONE NEAR THE RAILROAD; THENCE ALONG THE SAID RAILROAD, SOUTH $53 \frac{3}{4}$ 0 WEST, 12.2 PERCHES TO THE MIDDLE OF THE SAID PUBLIC ROAD; THENCE UP ALONG SAID ROAD, SOUTH 63 0 EAST, 37.2 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 1 ACRE AND 4 PERCHES.

TRACT NO. 2: BEGINNING AT A STONE IN LINE OF LAND NOW OR FORMERLY OF W.H.ROBERTS; THENCE BY LANDS FORMERLY OF THE ESTATE OF SOLOMEN HELWIG,SOUTH 69 0 WEST, 16 PERCHES TO A STONE; THENCE BY THE SAME NORTH 21 0 WEST,13.6 PERCHES TO A STONE; THENCE NORTH $51 \frac{1}{20}$ EAST, 16.7 PERCHES TO A STONE IN LINE OF LAND NOW OR FORMERLY OF W. H. ROBERTS; THENCE BY SAID LINE, SOUTH 21 0 EAST, 18.9 PERCHES To THE PLACE OF BEGINNING. CONTAINING 1 ACRE AND 98 PERCHES.
UPON WHICH ARE ERECTED A FRAME DWELLING HOUSE, BARN AND BUILDINGS.

PARCEL NO: 09-05-007

BEING THE SAME PREMISES CONVEYED TO DONALD A. GARRISON AND FAYE E. GARRISON, HIS WIFE, BY DEED OF LUTHER D. BREECH AND ERMA BREECH, HIS WIFE, DATED DECEMBER 30, 1955 AND RECORDED JUNE 29, 1956 AT DEED BOOK 180, PAGE 67

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 09-05-007

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.