

SHERIFF'S SALE

Wednesday, May 20th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1014 AND CIVIL WRIT NO. 2024CV1014 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 message, tenement and lot of land situate in Cleveland Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a red oak tree; thence by land of John Billig, South 83 degrees 10 minutes East, 18.68 perches to a stone; thence by land formerly of George W. Kreischer, North 36 degrees 20 minutes West, 28.59 perches to a stone; thence South 53 degrees 40 minutes West, 13.6 perches to a stone in the middle of the public road and in line of land formerly of Clark Rhoads; thence by the same, South 36 degrees 20 minutes East, 15.79 perches to the place of beginning.

CONTAINING 1 acre and 142 perches of land, strict measure.

UPON WHICH is erected a frame dwelling house and outbuildings.

BEING KNOWN AS: 224 MIDDLE ROAD, CATAWISSA, PA 17820
PROPERTY ID: 13 12 01000

TITLE TO SAID PREMISES IS VESTED CLARENCE W. CHAPMAN, JR. AND MARY JANE CHAPMAN, HUSBAND AND WIFE BY DEED FROM DENNEY W. MCKECHNEY AND BARBARA MCKECHNEY, HUSBAND AND WIFE, DATED MAY 26, 1994 RECORDED MAY 31, 1994 IN BOOK NO. 570, AT PAGE 0213 THE SAID MARY JANE CHAPMAN HAVING DEPARTED THIS LIFE ON OCTOBER 15, 2022.
THE SAID CLARENCE W. CHAPMAN, JR. HAVING DEPARTED THIS LIFE ON FEBRUARY 18, 2023.

PROPERTY ADDRESS: 224 MIDDLE ROAD, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 13 12 01000

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.

Plaintiff's Attorney
RAS CITRON LLC
133 GAITHER DRIVE
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>