

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV255 AND CIVIL WRIT NO. 2025CV255 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 PARCEL OR LOT OF LAND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTH SIDE OF EAST MAIN STREET TWENTY (20) FEET FROM THE CENTER LINE OF SAID STREET AT A POINT EIGHTY-FIVE AND EIGHT-TENTHS (85.8) FEET FROM THE INTERSECTION OF FOURTH STREET, BEING THE WEST CORNER OF LOT NOW OR FORMERLY OF A. S. TRUCKENMILLER, THENCE BY SAID LOT, NORTH THIRTY (30) DEGREES EAST, EIGHTY-EIGHT (88) FEET TO THE SOUTH SIDE OF A PRIVATE ALLEY; THENCE ALONG SOUTH SIDE OF SAID ALLEY, NORTH SIXTY-FIVE AND ONE-HALF (65 1/2) DEGREES WEST, FORTY-SIX AND THREE-TENTHS (46.3) FEET TO A STONE SET FOR A CORNER OF LAND NOW OR FORMERLY OF FRANK N. JOHNSON AND NOW OR FORMERLY OF JOHN E. MOTTO AND WIFE; THENCE BY SAID LOT, SOUTH THIRTY (30) DEGREES WEST, EIGHTY-THREE AND THREE-TENTHS (83.3) FEET TO THE NORTH SIDE OF EAST MAIN STREET; THENCE ALONG THE NORTH SIDE OF EAST MAIN STREET, SOUTH SIXTY (60) DEGREES EAST, FORTY-FOUR AND FIVE-TENTHS (44.5) FEET TO THE PLACE OF BEGINNING. TOGETHER WITH THE INTEREST ACQUIRED BY GRANTORS IN AND TO A TEN (10) FOOT PRIVATE ALLEY VACATED BY AGREEMENT OF ADJOINING PROPERTY OWNERS BY AGREEMENT DATED JANUARY 7, 1928, AND RECORDED FEBRUARY 4, 1928, IN THE RECORDER'S OFFICE OF COLUMBIA COUNTY, PENNSYLVANIA, IN MISCELLANEOUS BOOK 13, PAGE 493.

PROPERTY ADDRESS: 407 EAST MAIN STREET, CATAWISSA, PA 17820  
UPI / TAX PARCEL NUMBER: 08-05-039

## 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  
FRIEDMAN VARTOLO LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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