

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV614 AND CIVIL WRIT NO. 2025CV614 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 the Borough of Catawissa, Columbia County Pennsylvania, bounded and described as follows:

ON the South by East Main Street; ON the East by land now or formerly of P. B. Ervin; ON the North by a public alley; and ON the West by land now or formerly of R. J. Kistler.

BENG 50 feet on East Main Street and extending in depth 140 feet to said public alley.

Whereon are erected a frame dwelling house, garage, etc.

Parcel No.: 08 05 03000

Being the same property conveyed to Justin A. Weaver who acquired title by virtue of a deed from Darren G. Trump, unmarried, dated November 15, 2013, recorded November 20, 2013, as Instrument Number 201310884, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 441 East Main Street, Catawissa, PA 17820

PROPERTY ADDRESS: 441 EAST MAIN STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 05 03000

## 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  
MANLEY DEAS KOCHALSKI LLC  
P.O. Box 165028  
Columbus, Ohio, OH 43216-502

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