

# SHERIFF'S SALE

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Wednesday, July 8th, 2026 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV237 AND CIVIL WRIT NO. 2026CV237 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:

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ALL THAT CERTAIN piece, parcel and tract of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point located in the center of a fifty-foot right-of-way and the northwestern corner of Lot No. 6; thence along the western side of Lot No. 6 being land owned now or formerly by Steven S. Britch, et al., South 45 degrees 05 minutes West, 260 feet to a point; thence along land now or formerly of the Roaring Creek Valley Elementary School, North 38 degrees 26 minutes West, 201.3 feet to a point; thence along the eastern line of Lot No. 8, North 45 degrees 05 minutes East, 237.7 feet to a point located in the center of a fifty-foot right-of-way; thence through the center of said fifty-foot right-of-way, South 44 degrees 55 minutes East, 200 feet to a point, the place of beginning.

Containing 1.14 acres and being designated as Lot No. 7 in Little Mt. View Estates according to a survey prepared by Construction Engineering, Inc., dated May 18, 1973.

Property Address: 24 Mountain View Estates Drive, Catawissa, PA 17820  
Parcel ID: 20-02-051-05

Title is vested in Richard B. Unger, II, and Lisa M. Unger, husband and wife, as tenants by the entirety with rights of survivorship as at common law, by deed from Richard B. Unger II, now married, dated 07/01/2015 and recorded on 07/17/2015 in the Columbia County Clerk's/Register's Office as Instrument No.: 201505679.

PROPERTY ADDRESS: 24 MOUNTAIN VIEW ESTATES DRIVE, CATAWISSA, PA 17820  
UPI / TAX PARCEL NUMBER: 20-02-051-05

## 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  
MCCALLA RAYMER LEIBERT PIERCE  
325 Chestnut Street  
Philadelphia, PA 19106

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