

SHERIFF'S SALE

Wednesday, October 21st, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV491 AND CIVIL WRIT NO. 2026CV491 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:

LAND SITUATED IN THE TOWNSHIP OF CLEVELAND IN THE COUNTY OF COLUMBIA IN THE STATE OF PA ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND LOCATED IN THE TOWNSHIP OF CLEVELAND, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT OAK (BLACK OR RED) AT THE INTERSECTION OF THE PUBLIC ROAD LEADING FROM NUMIDIA, PA TO BEAR GAP, PA AND THE ROAD LEADING FROM ROARING CREEK, PA TO THE AFORESAID PUBLIC ROAD: THENCE THROUGH THE MIDDLE OF THE FIRST MENTIONED ROAD AND ALONG LANDS NOW OR FORMERLY OF LEWIS BILLIGAND BRUCE RHOADS NORTH 34 1/2, DEGREES WEST 16.1 PERCHES TO A STONE IN THE MIDDLE OF SAID ROAD:

THENCE BY LAND NOW OR FORMERLY OF BRUCE RHOADS, NORTH 4 DEGREES EAST 18.84 PERCHES TO A STONE IN THE MIDDLE OF THE PUBLIC ROAD LEADING TO SLABTOWN. THENCE IN THE MIDDLE OF SAID ROAD ALONG LANDS NOW OR FORMERLY OF GEORGE W. KREISCHER AND IRVIN KREISCHER SOUTH 35 DEGREES EAST 25 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 1 ACRE. STRICT MEASURE

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

COMMONLY KNOWN AS: 230 MIDDLE RD. CATAWISSA 17820-8755

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Property Address: 230 Middle Rd, Catawissa, PA 17820-8755

Parcel No. 13 12 01100000

BEING the same premises which Debbie L. Boettner by Deed dated August 29, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on August 29, 2013 at Instrument# 201308301 granted and conveyed unto Debbi L. Campbell. Debbi L. Campbell A/K/A Debbie L. Campbell A/K/A Debbie Lane CAMPBELL A/K/A Debbie Lane Boettner having departed this life on May 8, 2025.

PROPERTY ADDRESS: 230 MIDDLE ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 13 12 01100000

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.