

# SHERIFF'S SALE

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Wednesday, December 9th, 2026 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV857 AND CIVIL WRIT NO. 2026CV857 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 or tract of Land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of lands of John and Estel Hibbs, said iron pin marking northeasterly corner of lands of Robert J. and Nancy A. Yocum; thence along the southerly line of lands of said Hibbs, south 84 degrees 24 minutes 49 seconds east, 364.21 feet to an iron axle (found) marking the northeasterly (incorrectly identified as northwesterly) corner of lands of the parcel conveyed herein; thence south 15 degrees 38 minutes 09 seconds west, 1053.12 feet to a stone pile (found) in the northerly line of

lands now or formerly of High Sky Inc.,; thence along the northerly line of lands of said High Sky Inc., north 81 degrees 02 minutes 56 seconds west, 572.05 feet to an iron pin (set) marking the southeasterly corner of lands of aforementioned Yocums; thence along the easterly line of lands of said Yocums, north 26 degrees 51 minutes 27 seconds east, 1076.75 feet to the point of beginning.

Property Address: 67 Mountain Side Lane, Catawissa, PA 17820

Parcel ID: 20 01 03100

Title is vested in Sean Patrick McCarron, a single man, by deed from Adam J. Janson, dated 04/21/2022 and recorded on 04/28/2022 in the Columbia County Clerk's/Register's Office as Instrument No.: 202204079.

PROPERTY ADDRESS: 67 MOUNTAIN SIDE LANE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20 01 03100

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