

# SHERIFF'S SALE

Wednesday, June 12th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1215 AND CIVIL WRIT NO. 2023CV1215 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 THOSE FOUR CERTAIN pieces, parcel or tracts of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. I: Bounded on the South by a public road leading from Catawissa to Bloomsburg, a distance of 45 feet on the West by lands of the grantor 75 feet, on the North by same 45 feet, and on the East by land now or formerly of Clinton Helwig, 75 feet to the public road.

UPON WHICH is erected a frame dwelling house.

TRACT NO. II: BEGINNING at a stone in the public road leading from Catawissa to Mifflinville road and running thence by land now or formerly of Isaiah John, South 33 degrees East, 22 perches to a yellow pine in line of land now or formerly of John Hartman; thence by said line, North 45-1/2 degrees East, 17 perches to a stone, a corner of land now or formerly of Frederick Carasher; thence North 84 degrees West, 13 perches to the place of BEGINNING.

CONTAINING 143 perches of land.

TRACT NO. III: BEGINNING at a stone, a corner of land now or formerly of Isaiah John and others, and running thence by the line of land now or formerly of Isaiah John and Samuel Shuman, North 83-1/2 degrees West, 13 perches to a stone; thence by land now or formerly Of said Samuel Shuman, North 6 degrees East, 25 perches to a stone; thence by the same, South 84 degrees East, 13-1/2 perches to a stone in line of land now or formerly of Jacob Slayman; thence by the land now or formerly of John Hartman, 6 degrees West, 25 perches to the place of BEGINNING.

CONTAINING 2 acres.

TRACT NO. IV: BEGINNING in line of land now or formerly Clinton Helwig and wife on the North side of public road leading from Catawissa to Mifflinville; thence by the North side of the public road in a Western direction 35 feet to other land of Dora Helwig Estate; thence by the same in a Northern direction 95 feet to a point in the same; thence by the same in an Easterly direction 90 feet to other lands now or formerly of Clinton Helwig and wife; thence by the same South 10 feet; thence by the same, West 55 feet; thence by the same, South 85 feet to the Northern point of said road, the place of BEGINNING.

PIN 09-08-008-000,00

BEING the same premises which Gerald R. Hornberger and JoEllen Hornberger, his wife, by Deed dated 05/01/1992 and recorded 05/05/1992 in the Office of the Recorder of Deeds in and for the County of Columbia in Record Book 500, Page 780, granted and conveyed unto Marsha A. Kenny.

AND ALSO BEING the same premises which Marsha A. Kenny, now known as Marsha A. Shicowich and Charles B. Shicowich, wife and husband, by Deed dated 03/17/2003 and recorded 23-28697 FCOI 03/18/2003 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200303146, granted and conveyed unto Marsha A. Shicowich and Charles B. Shicowich, wife and husband, as tenants of the entireties.

BEING the same premises which Marsha A. Shicowich, unmarried and Charles B. Shicowich, unmarried, by Deed dated 10/8/2020 and recorded 10/20/2020 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Instrument Number 202008135, granted and conveyed unto Chad Edward Hinds and Coni Hinds, husband and wife, as tenants by the entireties, in fee.

Tax Parcel: 09 08 00800000

Premises Being: 142 Hollow Road, Catawissa, PA 17820

PROPERTY ADDRESS: 142 HOLLOW ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09-08-008-00,000

## **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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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