

# SHERIFF'S SALE

Wednesday, February 4th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1250 AND CIVIL WRIT NO. 2024CV1250 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:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MARK IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF THIRD STREET AND AN ALLEY;THENCE AIDNG THE SOUTHERLY LINE OF SAID THIRD STREET, NORTH 27 DEGREES 45 MINUTES EAST, 48 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF EUGENE WELLER; THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF SAID WELLER SOUTH 61 DEGREES 45 MINUTES EAST, 94 FEET TO AN IRON PIN CORNER IN LINE OF OTHER LANDS NOW OR FORMERLY OP THE CATAWISSA-VALLEY NATIONAL BANK; THENCE ALONG THE LINE OF LAND OF SAD CATAWISSA-VALLEY NATIONAL BANK,SOUTH 27 DEGREES 45 MINUTES WEST, 48 FEET TO AN IRON PIN CORNER IN THE EASTERLY LINE OF THE AFOREMENTIONED ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID ALLEY, NORTH 61 DEGREES 45 MINUTES WEST 94 FEET TO A MARK IN A CONCRETE SIDEWALK\* THE PLACE OF BEGINNING.

PARCEL NUMBER(S): 080213801

Property Address: 134 N 3rd Street, Catawissa, PA 17820-1220

Parcel No. 080213801

BEING the same premises which Clair E. Kingston and Vicki A. Kingston by Deed dated December 15, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on December 15, 2006 granted and conveyed unto George B. Hughey. George B. Hughey having departed this life on May 19, 2024

PROPERTY ADDRESS: 134 N 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 021 3801

## **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.