

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV787 AND CIVIL WRIT NO. 2025CV787 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 certain parcels or tract of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and as follows, to-wit:

TRACT. NO. 1: at a stone in the center of the public road leading from Catawissa to Mainville and in line of land now or formerly of Oscar

Leighow; thence by land now or formerly of Oscar Leighow, north 16 3/40 West, 16.2 perches to a stone corner of land now owned by Charles Breech; thence by the same, north 16 3/40 West, 13.6 perches to a stone near the railroad; along the said railroad, south 53 3/40 west, 12.2 perches to the middle of the said public road; thence up along said road, south 630 east, 37.2 perches to the place of beginning.

CONTAINING 1 acre and 4 perches.

TRACT NO. 2: BEGINNING at a stone in line of land now or formerly of W.H. Roberts; thence by lands formerly of the Estate of Solomen Helwig south 690 west, 16 perches to a stone; thence by the same north 210 west, 13.6 perches to a stone; thence north 51 1/20 east, 16.7 perches to a stone in line of land now or formerly of W. H. Roberts: thence by said line, south 21 0 east, 18.9 perches to the place of beginning.

CONTAINING 1 acre and 98 perches.

UPON which are erected a frame dwelling house, barn and buildings.

Parcel NO: 09-05-007-00,000

Property Address: 165 Mountain Rd, Catawissa, PA 17820-7851

BEING the same premises which Donald A. Garrison and Faye E. Garrison by Deed dated April 8, 2004 and recorded in the Office of Recorder of Deeds of Columbia County on May 6, 2004 at Instrument# 200404857 granted and conveyed unto Faye E. Garrison. Faye E. Garrison having departed this life on October 11, 2024

PROPERTY ADDRESS: 165 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 05-007-00,000

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
STERN & EISENBERG, PC
1581 Main St. Suite 200
Warrington, PA 18976

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