SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV255

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, OCTOBER 21, 2026
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PARCEL OR LOT OF LAND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTH SIDE OF EAST MAIN STREET TWENTY (20) FEET FROM THE CENTER LINE OF SAID STREET AT A POINT EIGHTY-FIVE AND EIGHT-TENTHS (85.8) FEET FROM THE INTERSECTION OF FOURTH STREET, BEING THE WEST CORNER OF LOT NOW OR FORMERLY OF A. S. TRUCKENMILLER•, THENCE BY SAID LOT, NORTH THIRTY (30) DEGREES EAST, EIGHTY-EIGHT (88) FEET TO THE SOUTH SIDE OF A PRIVATE ALLEY;

THENCE ALONG SOUTH SIDE OF SAID ALLEY, NORTH SIXTY-FIVE AND ONE-HALF (65 1/2) DEGREES WEST, FORTY-SIX AND THREE-TENTHS (46.3) FEET TO A STONE SET FOR A CORNER OF LAND NOW OR FORMERLY OF FRANK N. JOHNSON AND NOW OR FORMERLY OF JOHN E. MOTTO AND WIFE; THENCE BY SAID LOT, SOUTH THIRTY (30) DEGREES WEST, EIGHTY-THREE AND THREE-TENTHS (83.3) FEET TO THE NORTH SIDE OF EAST MAIN STREET; THENCE ALONG THE NORTH SIDE OF EAST MAIN STREET, SOUTH SIXTY (60) DEGREES EAST, FORTY-FOUR AND FIVE-TENTHS (44.5) FEET
TO THE PLACE OF BEGINNING.

TOGETHER WITH THE INTEREST ACQUIRED BY GRANTORS IN AND TO A TEN (10) FOOT PRIVATE ALLEY VACATED BY AGREEMENT OF ADJOINING PROPERTY OWNERS BY AGREEMENT DATED JANUARY 7, 1928, AND RECORDED FEBRUARY 4, 1928, IN THE RECORDER'S OFFICE OF COLUMBIA COUNTY, PENNSYLVANIA, IN MISCELLANEOUS BOOK 13, PAGE 493.

PROPERTY ADDRESS: 407 EAST MAIN STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-039

Seized and taken into execution to be sold as the property of HEIRS TO JAMES W. MCCARTHY, DECEASED, DIANE MCCORMICK HEIRS OF JAMES MCCARTHY, DECEASED, HEIRS OF JAMES MCCARTHY, DECEASED, HOLLY SAXTON HEIRS OF JAMES MCCARTHY, DECEASED, JAMES A. MCARTHY HEIRS OF JAMES MCCARTHY, DECEASED, TODD J. MCCARTHY HEIRS OF JAMES MCCARTHY, DECEASED, MEGAN HARE HEIRS OF JAMES MCCARTHY, DECEASED, PATRICK A. MCCARTHY HEIRS OF JAMES MCCARTHY, DECEASED, ASSISGNS AND ALL PERSONS, HEIRS OF JAMES MCCARTHY, DECEASED in suit of U.S. BANK NATIONAL ASSOCIATION.

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 eight (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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.