SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-331

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 piece or parcel of land situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows, to-wit:
Beginning at a corner stone in the center of Fourth Street and at the intersection of Fourth Street at Shuman Street and thence North 17 degrees East, 25.00 feet; Thence along Shuman Street, 112.5 feet to a corner of lot now or formerly in tenure of Charles Reigel; Thence North along said lot, 71 feet to a corner of said lot now or formerly of Reigel and lot now or formerly of Alexander Lillie; Thence West along said Lillie lot, 112.5 feet to Fourth Street; thence South along said Street, 71 feet to the place of beginning.
The improvements thereon being known as: 234 South 4th Street, Catawissa, PA 17820,
BEING the same property conveyed to Gerald B. Wilkerson from John P. Jankowski, Renee N.
Jankowski, Thomas L. Jankowski, Miossottys E. Jankowski, Jan T. Jankowski and Charlotte M. Jankowski by Deed dated January 3, 2019 and recorded January 4, 2019 as Instrument No. 201900090 in the Land Records of Columbia County, PA

Tax Parcel: 08 05 07700000 aka 08-05-077
Premises Being: 234 S 4TH ST, Catawissa, PA 17820

PROPERTY ADDRESS: 234 S 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-077

Seized and taken into execution to be sold as the property of GERALD WILKERSON in suit of FREEDOM MORTGAGE CORPORATION.

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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.