SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV920

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, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a railroad spike on the Southern edge of right-of-way of "Sandt Street", and being the Northeast corner of herein described lands; Thence South fifty-one (51) degrees fifty-one (51) minutes thirty-nine (39) seconds East, forty and twenty-six hundredths (40.26) feet to a railroad spike on the Western edge of right-of-way of a twenty-four (24) foot paved street; Thence by the edge of said paved street, South thirty-five (35) degrees fifty-two (52) minutes sixteen (16) seconds East, sixtyseven and thirteen hundredths (67.13) feet to a railroad spike; Thence by other lands now or formerly of Frank C. and Kathleen Baker, South forty-six (46) degrees seven (07) minutes twenty-three (23) seconds West, forty-four and twenty-eight hundredths (44.28) feet to an iron pin; Thence by same North fifty (50) degrees four (04) minutes twenty (20) seconds West, eight and eighty-one hundredths (8.81) feet to an iron pin; Thence by the same South thirty-nine (39) degrees fifty-five (55) minutes twenty (20) seconds West, thirty and forty-four hundredths (30.44) feet to an iron pin; Thence by the same, North fifty (50) degrees four (04) minutes twenty (20) seconds West, nineteen and thirty hundredths (19.30) feet to an iron pin; Thence by the same, South thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds West, twenty-nine and eighty-nine hundredths (29.89) feet to an iron pin; Thence by the same, North forty-nine (49) degrees three (03) minutes two (02) seconds West, one hundred ten and sixty-eight hundredths (110.68) feet to an iron pin on the Southern edge of right-of- ay of "Sandt Street"; Thence by the Southern edge of said street, North fifty-seven (57) degrees fiftysix (56) minutes two (02) seconds East, one hundred twenty-three and forty-four hundredths (123.44) feet to the place of Beginning.

Containing 0.295 acres of land.

Also, an access easement and right-of-way sixteen (16) feet wide for purposes of ingress and egress to and from the premises herein described extending eight (8) feet in width on each side of the following described centerline:

All That Certain piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

Beginning at a point on the Southern edge of the right-of-way of Sandt Street, said point being South fifty-seven (57) degrees fifty-six (56) minutes two (02) seconds West, forty-five and eighty-four hundredths (45.84) feet from a set iron pin at the Southwest corner of lands of which this easement will serve; Thence by lands now of formerly of Baker and along the centerline of an existing sixteen (16) foot paved street, South fifty-seven (57) degrees thirty-two (32) minutes eleven (11) seconds East, seventy-three and sixty-nine hundredths (73.69) feet to a point; Thence along same, South fifty-three (53) degrees forty-five (45) minutes twenty-eight (28) seconds East, thirty-nine and thirty-eight hundredths (39.38) feet to a point; Thence along same, South fifty (50) degrees twenty-four (24) minutes twenty-four (24) seconds East, seven and seventy-four hundredths (7.74) feet to a point; Thence along lands now or formerly of Frank C. and Kathleen Baker, North thirty-nine (39) degrees fifty-five (55) minutes forty (40) seconds East, twenty-nine and fifty-seven hundredths (29.57) feet to a point which is North forty-nine (49) degrees three (03) minutes two (02) seconds West five (5.00) feet from a set iron

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pin at the Southwest corner of lands of which this easement will serve.

The Said Access Easement and Right-of-Way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or any maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld. Property Address: 344 Sandt St, Catawissa, PA 17820

Parcel ID: 08-06-098-01-000

Title is vested in Michele D. Opie by deed from Secretary of Housing and Urban Development dated 11/23/2018 and recorded on 11/28/2018 in the Columbia County Clerk's/Register's Office as Instrument No.: 201809103.

PROPERTY ADDRESS: 344 SANDT STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-098-01-000

Seized and taken into execution to be sold as the property of MICHELE OPIE in suit of PNC BANK.

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:
MCCALLA RAYMER LEIBERT PIERCE
ROSWELL, GA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.