SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026CV491

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.

LAND SITUATED IN THE TOWNSHIP OF CLEVELAND IN THE COUNTY OF COLUMBIA IN THE STATE OF PA
ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND LOCATED IN THE TOWNSHIP OF CLEVELAND. COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT OAK (BLACK OR RED) AT THE INTERSECTION OFTHE PUBLIC ROAD LEADING FROM NUMIDIA. PA TO BEAR GAP. PA AND THE ROAD LEADING FROM ROARING CREEK. PA TO THE AFORESAID PUBLIC ROAD:

THENCE THROUGH THE MIDDLE OF THE FIRST MENTIONED ROAD AND ALONG LANDS NOW OR FORMERLY OF LEWIS BILLIGAND BRUCE RHOADS NORTH 34 1/2, DEGREES WEST 16.1 PERCHES TO A STONE IN THE MIDDLEOF SAID ROAD:

THENCE BY LAND NOW OR FORMERLY OF BRUCE RHOADS. NORTH 4 DEGREES EAST 18.84 PERCHES TO A STONE IN THE MIDDLE OF THE PUBLIC ROAD LEADING TO SLABTOWN.

THENCE IN THE MIDDLE OF SAID ROAD ALONG LANDS NOW OR FORMERLY OF GEORGE W. KREISCHER AND IRVIN KREISCHER SOUTH 35 DEGREES EAST 25 PERCHESTO THE PLACE OF BEGINNING.

CONTAINING 1 ACRE. STRICT MEASURE

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

COMMONLY KNOWN AS: 230 MIDDLE RD. CATAWISSA 17820-8755

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES
Property Address: 230 Middle Rd, Catawissa, PA 17820-8755

Parcel No. 13 12 01100000

BEING the same premises which Debbie L. Boettner by Deed dated August 29, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on August 29, 2013 at Instrument# 201308301 granted and conveyed unto Debbi L. Campbell.
Debbi L. Campbell A/K/A Debbie L. Campbell A/K/A Debbie Lane CAMPBELL A/K/A Debbie Lane Boettner having departed this life on May 8, 2025.

PROPERTY ADDRESS: 230 MIDDLE ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 13 12 01100000

Seized and taken into execution to be sold as the property of JASON WEGRZYNOWICZ, EXECUTOR TO DEBBIE L. CAMPBELL in suit of ROCKET MORTGAGE LLC.

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:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.