

SHERIFF'S SALE

Wednesday, October 18th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV573 AND CIVIL WRIT NO. 2023CV573 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:

TRACT NO.1

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fishingcreek, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the western side of a public road leading to state highway Route #339 in line of other lands now or formerly of the former Grantee; THENCE along the western side of said road, South 4 degrees East, 3 perches to an iron pin corner in other lands now or formerly of the former Grantor; THENCE by the same, the following courses and distances:

1.North 89 degrees 30 minutes West, 35.6 perches to an iron pin corner; THENCE
2.North 3 degrees 15 minutes East, 16.9 perches to a maple tree corner on the southern side of a public road; THENCE by the same, South 75 degrees 15 minutes East, 16.1 perches to a post corner in other lands now or formerly of the former Grantee; THENCE by the same, the following courses and distances:
1.South 6 degrees East, 10.2 perches to a stone; THENCE 2.South 88 degrees 30 minutes East, 19.2 perches to an iron pin corner on the western side of a public road leading to state highway Route #339, the place of BEGINNING.
CONTAINING 1.9 acres of land, and being known and designated as Tract No. I on draft of Howard Fetterolf, R.E., dated January 8, 1966.

TRACT NO.2

ALL THAT CERTAIN lot, piece or parcel of land situate in Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner along the public road leading from Savage's School House to Orangeville; THENCE along said road, South 7 1/2 degrees East, 3.8 perches to a stone; THENCE along lands now or formerly of William Long, South 85 degrees West, 20.6 perches to a stone; THENCE North 9 degrees West, 10.8 perches to stone along a public road; THENCE along said public road and by lands now or formerly of Charity Lunger, South 76 1/2 degrees East, 22.3 perches to a stone, the place of BEGINNING.

CONTAINING 150 perches of land, be the same more or less. Whereon is erected a frame dwelling house and a barn.

Being the same premises which Michael L. McHenry, by Deed dated 06/17/2017 and recorded 07/03/2017, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201705177, granted and conveyed unto Joseph Dewey Nestasie, III, in fee.

Tax Parcel: 15 04 00500

Premises Being: 281 Savage Hill Road, Orangeville, PA 17859

PROPERTY ADDRESS: 281 SAVAGE HILL ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 150400500

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
BROCK & SCOTT PLLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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