

# SHERIFF'S SALE

Wednesday, March 19th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1036 AND CIVIL WRIT NO. 2024CV1036 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:

ALL THAT CERTAIN piece, parcel and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, and described as follows, to-wit:

BEGINNING at a in the center of Township Route No. 425, said point being at Northeast corner of lands now or formerly of Laura M. Andreas; THENCE along the Northerly line lands now or formerly of Sid Andreas, lands now or formerly of Mark and Crystal Andrezze, and lands now or formerly A. and Nancy Hyde, and passing through a rebar set 21.00 feet from the last mentioned corner South 73 degrees 37 minutes 24 seconds West, 1,550.24 feet to a rebar set at a corner of lands now or formerly of Robert W. and Lona Andreas and Jeffrey K. and Jane L. Reimard, former in chain of title, now or formerly conveyed Jeffrey K. and Jane L. Reimard; THENCE along the line of said lands, and passing through a rebar set 20.00 feet from the next mentioned corner, North 12 degrees 49 minutes 43 seconds 883.35 feet to a point in the center of Township Route No. 425; THENCE along the center of said Township Route No. 425 the following 30 courses and distances:

South 87 degrees 14 minutes 56 seconds East, 65.17 feet a point;  
South 83 degrees 54 minutes 46 seconds East, 88.31 feet to a point,  
South 89 degrees 29 minutes 57 seconds East, 78.30 feet to a point;  
North 88 degrees 50 minutes 32 seconds East, 88.09 feet to a point;  
North 86 degrees 17 minutes 34 seconds East, 84.06 feet to a point  
( direction previously omitted in prior Deeds);  
North 86 degrees 01 minute 01 second East, 62.87 feet to a point;  
North 87 degrees 40 minutes 03 seconds East, 76.43 feet to a point;  
North 80 degrees 35 minutes 27 seconds East, 79.98 feet to a point;  
North 89 degrees 02 minutes 14 seconds East, 83.26 feet to a point;  
South 77 degrees 49 minutes 38 seconds East, 61.19 feet to a point;  
South 69 degrees 00 minutes 19 seconds East, 58.63 feet to a point;  
South 75 degrees 36 minutes 33 seconds East, 57.35 feet to a point;  
South 77 degrees 17 minutes 16 seconds East, 99.12 feet to a point;  
South 73 degrees 12 minutes 05 seconds East, 59.03 feet to a point;  
South 69 degrees 00 minutes 04 seconds East, 79.39 feet to a point;  
South 72 degrees 49 minutes 11 seconds East, 64.93 feet to a point;  
South 71 degrees 35 minutes 12 seconds East, 59.01 feet to a point;  
South 61 degrees 20 minutes 05 seconds East, 75.90 feet to a point;  
South 66 degrees 49 minutes 13 seconds East, 46.66 feet to a point;  
South 55 degrees 12 minutes 55 seconds East, 46.57 feet to a point;  
South 49 degrees 07 minutes 13 seconds East, 38.85 feet to a point;  
South 55 degrees 52 minutes 34 seconds East, 44.83 feet to a point;  
South 66 degrees 28 minutes 31 seconds East, 48.37 feet to a point;  
South 71 degrees 39 minutes 15 seconds East, 52.60 feet to a point;  
South 77 degrees 25 minutes 39 seconds East, 39.22 feet to a point;  
South 65 degrees 33 minutes 17 seconds East, 19.57 feet to a point;  
South 59 degrees 36 minutes 12 seconds East, 34.80 feet to a point;  
South 46 degrees 29 minutes 13 seconds East, 35.63 feet to a point;  
South 37 degrees 33 minutes 37 seconds East, 35.21 feet a point; and  
South 37 degrees 49 minutes 32 seconds 36.80 feet to the of BEGINNING.

The above described parcel of land being subject to the southerly one-half of the right-of-way of Township Route No. 425 as situate on said parcel.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated November 5, 1991.

PIN 23-09-007-001000

BEING the same premises which Robert W. Andreas, Jr., and Lona Andreas, husband and wife, by Deed dated 07/13/2018 recorded 07/13/2018 in the Office of the Recorder of Deeds in and for the County of Columba in Instrument No. 201805312, granted and conveyed unto Tyler Farver. The above-described parcel contains a certain Cavalier Mobile Home, VIN CBG049184NCAB

PROPERTY ADDRESS: 280 ANDREAS ROAD, NESCOPECK, PA 18635  
UPI / TAX PARCEL NUMBER: 23-09-007-00,000

## 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  
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>