

SHERIFF'S SALE

Wednesday, July 16th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV443 AND CIVIL WRIT NO. 2024CV443 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 the Township of Fishingcreek, County of Columbia, State of Pennsylvania, bounded and described more fully as follows, to-wit:

Beginning at a point, common corner with lands of Arnold C. and Naomi I. Kinney and within the right-of-way of Legislative Route No. 19108; thence within the right-of-way of said Legislative Route No. 19108, North 21 degrees 26 minutes 18 seconds West, 153.50 feet to a rebar (set) common corner with Parcel "C-2", as shown on a survey draft by Frank E. Beishline, P.L.S., and dated March 14, 1983 and revised August 16, 1985; thence along said Parcel "C-2", North 68 degrees 33 minutes 42 seconds East, 184.28 feet to a rebar (set) in line of lands of Cletus and Gladys Eveland; thence along lands of said Eveland, South 21 degrees 26 minutes 18 seconds East, 153.95 feet to an iron pipe (found) common corner with Parcel "D" on said survey draft; thence along said Parcel "D", South 67 degrees 20 minutes 06 seconds West, 85.80 feet to an iron pipe (found) common corner with lands of the aforesaid Arnold C. and Naomi I. Kinney; thence along lands of said Kinney, North 15 degrees 38 minutes 13 seconds West, 4.67 feet to an iron pipe (found); thence along same, South 67 degrees 11 minutes 55 seconds West, 99.00 feet to a point, the place of beginning.

Containing 28,288.94 square feet of land in all (0.649 acres).

The above described tract of land is more fully shown as Parcel "C-1" on a survey draft by Frank E. Beishline, P.L.S. of Stillwater, PA and dated March 14, 1983 and revised August 16, 1985.

Parcel No.: 15 12A00701000

Being the same property conveyed to Kevin E. Faus and Tina L. Mordan, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Jack Hartzell and June B. Hartzell, husband and wife, and Jennilou A. Hartzell nka Jennilou A. Hartzell Davis and Douglas 24-004804 DBSI Long Form LegalC. Davis, wife and husband, dated October 25, 1995, recorded October 30, 1995, in Book 609, Page 926, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 142 Asbury Road, Orangeville, PA 17859

PROPERTY ADDRESS: 142 ASBURY ROAD, ORANGEVILLE, PA 17859
UPI / TAX PARCEL NUMBER: 15 12A00701000

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.