

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2025CV67 AND CIVIL WRIT NO. 2025CV67 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 lot or tract of land situate in the Township of Fishing Creek, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a stone corner at the Southeast corner of land now or formerly owned by Margaret Beishline; THEN by the same, Northeast twenty and four-fifth perches to center of public road leading from Bendertown to Jonestown; THEN along said public road, Southeast two hundred and seventy-three feet to a stone corner in said road being in line of land now or formerly of Franklin P. Bender, THEN by land of said F .P. Bender, Southwest three hundred one and five-sixth feet to a stone corner; THEN by a direct line, Northwest three hundred and twenty-four feet, be it the same, more or less to the place of BEGINNING.

CONTAINNG two and one-fourth acres, more or less.

Commonly Known As: 1087 Ridge Road, Orangeville, PA 17859
Parcel ID: 15 17 00700000

PROPERTY ADDRESS: 1087 RIDGE ROAD, ORANGEVILLE, PA 17859
UPI / TAX PARCEL NUMBER: 15 17 007 000 00

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
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Sheriff of Columbia County
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