

SHERIFF'S SALE

Wednesday, October 22nd, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV575 AND CIVIL WRIT NO. 2024CV575 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 LOT OF LAND SITUATE IN THE TOWNSHIP OF FISHNGCREEK, COLUMBIA COUNTY, PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNNG AT AN IRON PIN CORNER ON LANDS NOW OR FORMERLY OF WILLIAM HOWARD HESS JR. AND ADA M. HESS, HIS WIFE, AND LANDS NOW OR FORMERLY OF CLEO A. LEMOREAUX; THENCE ALONG SAID HESS LANDS, NORTH ELEVEN DEGREES TWENTY-SIX MINUTES EAST 288.3 EAT TO A STAKE LINE OF LAND NOW OR FORMERLY OF FRANK L. SCOTT AND NANCY J. SCOTT, HIS WIFE; THENCE ALONG SAID SCOTT LARDS, SOUTH SIXTY-NINE DEGREES ELEVEN MINUTES EAST, 145.7 FEET TO AN OLD IRON PIN IN LINE OF LANDS NOW OR FORMERLY OF DONALD F. HESS AND MELBA HESS, HIS WIFE; THENCE ALONG SAID DONALD F. HESS LANDS, AND ALONG OTHER LANDS NOW OR FORMERLY OF CLEO A. LAMOREAUX, SOUTH ZERO DEGREES TWENTY-THREE MINUTES EAST, 176.6 FEET TO AN IRON PIN; THENCE BY SAID LAMOREAUX LANDS, SOUTH SEVENTY-FOUR DEGREES FIFTEEN MINUTES WEST 199.5 FEET TO AN IRON IN LINE OF LANDS NOW OR FORMERLY OF THE SAID WILLIAM HOWARD HESS, JR., ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.86 ACRES AND BENG DESIGNATED AS TRACT "B" ON MINOR SUBDIVISION PLAN OF CLEO A. LAMOREAUX AS PREPARED BY JAMES H. PATTON, R.S., NOVEMBER, 1975.

ALL THAT LOT OF LAND SITUATE IN FISHINGCREEK TOWNSHIP, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED A DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE PUBLIC ROAD LEADING FROM JONESTOWN TO BERWICK; THENCE NORTH SEVENTY-SIX DEGREES EIGHT MINUTES EAST 249 FEET TO A STONE IN CORNER OF LINE OF LAND OF HARRY YAPLE; THENCE ALONG SAID YAPLE LAND NORTH TEN DEGREES TWELVE MINUTES WEST 288.3 FEET STONE CORNER; THENCE CONTINUING ALONG SAID YAPLE LAND NORTH SEVENTY DEGREES TWENTY-FIVE MUTES WEST 161.8 FEET TO A STONE IN THE PUBLIC ROAD AFORESAID; THENCE SAID PUBLIC ROAD SOUTH NINETEEN DEGREES THIRTY-FIVE MINUTES WEST, 421.6 FEET TO A STONE CORNER, THE PLACE OF BEGNNING.

CONTANNG ONE AND ONE HALF ACRES, BE THE SAME MORE OR LESS. A DWELLING HOUSE, GARAGE AND ADDITIONAL IMPROVEMENTS ARE ERECTED THEREON.

BEING KNOWN AS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655
PROPERTY ID NUMBER: 151500700

THE SAME PREMISES WHICH WLLIAM H. HESS, JR. AND ALICE HESS BY DEED DATED 7/13/1987 AND RECORDED 7/14/1987 IN THE OFFICE OF THE RECORDER OF DEEDS
IN DEED BOOK 392 AT PAGE 632, GRANTED AND CONVEYED UNTO LANCE E. WERST

PROPERTY ADDRESS: 730 RIDGE ROAD, SHICKSHINNY, PA 18655
UPI / TAX PARCEL NUMBER: 15-15-007

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
Michael T. McKeever, Esq.
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Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
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