

# SHERIFF'S SALE

Wednesday, July 8th, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2024CV1013 AND CIVIL WRIT NO. 2024CV1013 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 or lot of ground situate in the Borough of Millville, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the southerly side of State Street and in line of land of Woodside; thence by the southerly side of State Street, North 24 degrees West, 67.4 feet to a point in line of land of Charles Laver; thence by said Laver, South 63 degrees West, 9.4 rods to a post in line of land of Millville Lumber Products, Inc.; thence by said Millville Lumber Products, Inc., South 29 degrees East, 67.4 feet to a point in line of lands of the aforementioned Woodside; thence by said Woodside, North 63 degrees East, 9 rods to the place of beginning, Containing 37.6 perches, be the same more or less.

IDENTIFIED AS PARCEL NO. 24-01A-013-00,000

BEING the same premises which Patricia L. Toohey, widow, and Faith Dunkleberger, Remanderman, by Deed intended to be recorded immediately prior to this Mortgage, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed to Courtney Rae Piestrak and Corey R. Piestrak, wife and husband, the Mortgages herein.

BEING KNOWN AS: 396 SOUTH STATE STREET, MILLVILLE, PA 17846  
PROPERTY ID: 24-01A-013-00,000

TITLE TO SAID PREMISES IS VESTED IN COURTNEY RAE PIESTRAK AND COREY R. PIESTRAK, WIFE AND HUSBAND, TENANTS BY THE ENTIRETY BY DEED FROM PATRICIA L. TOOHEY, WIDOW, AND FAITH DUNKLEBERGER, UNMARRIED WOMAN, REMAINDERMAN, DATED SEPTEMBER 30, 2022 RECORDED OCTOBER 20, 2022 AT INSTRUMENT NO. 202209600

PROPERTY ADDRESS: 396 SOUTH STATE STREET, MILLVILLE, PA 17846  
UPI / TAX PARCEL NUMBER: 24-01A-013-00,000

## 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  
RAS CITRON LLC  
133 GAITHER DRIVE  
MOUNT LAUREL, NJ 08054

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>