

SHERIFF'S SALE

Wednesday, October 21st, 2026 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2026CV235 AND CIVIL WRIT NO. 2026CV235 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 land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route 617 and in line of lands, now or formerly, of Sheatler; THENCE by the latter through an iron pin on the Northern side of said township road, North 5 degrees 36 minutes East, 365.2 feet to an iron pin in line of other lands, now or formerly, of Elmer Wurst, Jr. and Elizabeth Ann Wurst; THENCE by the same the following 2 courses and distances:

(1)South 84 degrees 24 minutes East, 156.2 feet to an iron pin;

(2)THENCE South 5 degrees 36 minutes West, 260 feet through an iron pin on the Northern side of Township Route 617 to a point in the center thereof;

THENCE by the same the following 2 courses and distances:

(1)South 59 degrees 44 minutes West, 115.4 feet to a point;

(2)THENCE South 64 degrees 38 minutes west, 73.1 feet to the place of BEGINNING.

CONTAINING 1.13 acres.

This description was prepared from draft of survey of Richard Gerard Wood, P.E., dated April 19, 1977.

Also known as Tax Parcel Number: 29-01-00503 Property Address: 54 Engle Road, Millville, PA 17846

BEING THE SAME PREMISES which Christopher C. Badalucco and Elizabeth Letteer, by their deed dated November 3, 2021, and recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, at Instrument Number 202111336, granted and conveyed to Joseph P. Gailan.

PROPERTY ADDRESS: 54 ENGLE ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-01-00503

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.