SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1303

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, OCTOBER 21, 2026
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE TWO certain pieces or parcels of land lying and being situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
TRACT NO. 1:
PARCEL 1 : BEGINNING at a railroad spike in the center of Township Route No. 774 and in line of lands now or late of Kenneth Musselman, et ux .; THENCE by the same, the following two courses and distances: North 47 degrees 39 minutes 35 seconds West 436.21 feet to an iron pin; THENCE North 39 degrees 18 minutes East 200 feet to an iron pin in lands now or late of Kenneth Musselman, et ux .; THENCE by the same and lands now or late of Daniel McMahon, South 47 degrees 39 minutes 35 seconds East 436.21 feet to a railroad spike in the center of the aforementioned Township Route; THENCE by the same, South 39 degrees 18 minutes West 200 feet to the place of BEGINNING. CONTAINING 2 acres.
EXCEPTING AND RESERVING, however, out of the above described tract, a parcel of land heretofore sold to Michael McMahon by Ira Cragle, et ux, dated July 19, 1974, recorded August 12, 1974, in Columbia County Deed Book 268, page 593, and being 150' x 200' in size and approximately .6887 acres of land. C
PARCEL 2: BEGINNING at a railroad spike in the center of Township Route No. 774 and in line of other lands now or late of Ira Cragle, et ux .: THENCE by the center of Township Route South 42 degrees 21 minutes 32 seconds West, 293.42 feet to a railroad spike in the center of a fifty (50) foot access right-of- way; THENCE by the same the following courses and distances: North 03 degrees 29 minutes 53 seconds West, 286.57 feet to a point; THENCE North 09 degrees 08 minutes 20 seconds West, 69.91 feet to a point; THENCE North 20 degrees 05 minutes 20 seconds West 47.87 feet to a point; THENCE North 04 degrees 45 minutes 24 seconds West, 41.24 feet to an iron pin in line of lands now or late of Kenneth Musselman, et ux
; THENCE by the same and lands now or late of Ira Cragle, et ux ., South 47 degrees 39 minutes 35 seconds East, 333.02 feet to the place of BEGINNING.
PIN: 15 18 01201 and 15 18 01202
BEING the same premises which Harry Baker and Frances Baker, husband and wife, by Deed dated 02/18/2000 and recorded 02/25/2000 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200001750, granted and conveyed unto Harry Baker and Frances Baker, husband and wife, as tenants by the entireties.
TRACT NO. 2:
ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a railroad spike in the center of Township Route No. 774 and in line of lands of Ira Cragel, et ux THENCE by the latter, North 47 degrees 39 minutes 35 seconds west, 242.07 feet to an iron pin in lands now or late of James Madelino, Sheila Madelino, et ux; THENCE by
the same, the following two courses and distances:
(1) North 39 degrees, 18 minutes East, 197.74 feet to an iron pin;
(2) South 47 degrees 39 minutes 35 seconds East 166.06 feet to a railroad spike in the center of the aforementioned Township Route;
THENCE by the same following courses and distances:
(1) South 4 degrees 7 minutes East 35.38 feet to a railroad spike;
(2) South 7 degrees 24 minutes 38 seconds West 46.93 feet to a railroad spike; (3) South 19 degrees 38 minutes 41 seconds West 46.47 feet to a railroad spike;
(4) South 29 degrees 47 minutes West 46.32 feet to a railroad spike;
(5) South 35 degrees 0 minutes 51 seconds West 46.91 feet to the place of beginning.
UNDER AND SUBJECT to all exceptions, reservations, restrictions, conditions, and covenants as may be found in prior deeds in the chain of title.
BEING THE SAME PREMISES conveyed to Harry E. Baker and Frances I. Baker, his wife, by Deed of Michael M. Silvanovich, Jr ., dated December 9, 1993 and recorded December 14, 1993 in Book 555, page 752.
Tax Parcel: 15 18 01201 & 15 18 01202 aka 15 18 01201000 & 15 18 01202000
Premises Being: 229 THREE SPRINGS RD, Stillwater, PA 17878

PROPERTY ADDRESS: 229 THREE SPRING ROAD, STILLWATER, PA 17815

UPI / TAX PARCEL NUMBER: 151801201 / 151801202

Seized and taken into execution to be sold as the property of BRADLEY E HUMMELL in suit of ROCKET MORTGAGE LLC.

(c) CountySuite Sheriff, Teleosoft, Inc.

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 eight (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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON SALEM, NC

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.