SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1013

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 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 Mortgagors 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

Seized and taken into execution to be sold as the property of COURTNEY RAE PIESTRAK, COURTNEY PIESTRAK, COREY R PIESTRAK in suit of NATIONSTAR MORTGAGE LLC.

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:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.