SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1036

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 and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of Township Route No. 425, said point being at the northeast corner of lands now or formerly of Laura M. Andreas; THENCE along the northerly line of lands now or formerly of said Andreas, lands now or formerly of Mark and Crystal Andrezze, and lands now or formerly of James A. and Nancy Hyde, and passing through a rebar set 21.00 feet from the last mentioned corner, South 73 degrees 37 minutes 24 seconds West, 1 ,550.24 feet to a rebar set at a corner of lands now or formerly of Robert W. and Lona Andreas and Jeffrey K. and Jane L. Reimard, former Grantors in chain of title, now or formerly conveyed to Jeffrey K. and Jane L. Reimard; THENCE along the line of said lands, and passing through a rebar set 20.00 feet from the next mentioned corner, North 12 degrees 49 minutes 43 seconds West, 883.35 feet to a point in the center of Township Route No. 425; THENCE along the center of said Township Route No. 425 the following 30 courses and distances:

South 87 degrees 14 minutes 56 seconds East, 65.17 feet to a point; South 83 degees 54 minutes 46 seconds East, 88.31 feet to a point; South 89 degrees 29 minutes 57 seconds East, 78.30 feet to a point;North 88 degrees 50 minutes 32 seconds East, 88.09 feet to a point; North 86 degrees 17 minutes 34 seconds East, 84.06 feet to a point (direction previously omitted in prior Deeds);
North 86 degrees 01 minute 01 second East, 62.87 feet to a point;
North 87 degrees 40 minutes 03 seconds East, 76,43 feet to a point; North 80 degrees 35 minutes 27 seconds East, 79.98 feet to a point;
North 89 degrees 02 minutes 14 seconds East, 83.26 feet to a point; South 77 degrees 49 minutes 38 seconds East, 61.19 feet to a point; South 69 degees 00 minutes 19 seconds East, 58.63 feet to a point;
South 75 degrees 36 minutes 33 seconds East, 57.35 feet to a point; South 77 degrees 17 minutes 16 seconds East 99.12 feet to a point;
South 73 degrees 12 minutes 05 seconds East, 59.03 feet to a point; South 69 degrees 00 minutes 04 seconds East, 79.39 feet to a point; South 72 degrees 49 minutes 1 1 seconds East, 64.93 feet to a point; South 71 degrees 35 minutes 12 seconds East, 59.01 feet to a point;
South 61 degrees 20 minutes 05 seconds East, 75.90 feet to a point;
South 66 degrees 49 minutes 13 seconds East, 46.66 feet to a point;
South 55 degrees 12 minutes 55 seconds East, 46.57 feet to a point;
South 49 degrees 07 minutes 13 seconds East, 38.85 feet to a point;
South 55 degrees 52 minutes 34 seconds East, 44.83 feet to a point;
South 66 degrees 28 minutes 3 1 seconds East,48.37 feet to a point;
South 71 degrees 39 minutes 15 seconds East, 52.60 feet to a point;
South 77 degrees 25 minutes 39 seconds East, 39.22 feet to a point;
South 65 degrees 33 minutes 17 seconds East, 19.57 feet to a point;
South 59 degrees 36 minutes 12 seconds East, 34.80 feet to a point;
South 46 degrees 29 minutes 13 seconds East, 35.63 feet to a point;
South 37 degrees 33 minutes 37 seconds East, 35.21 feet to a point; and
South 37 degrees 49 minutes 32 seconds East, 36.80 feet to the place of BEGINNING.

CONTAINING 20.33 acres of land in all.
The above described parcel of land being subject to the southerly one-half of the right-of-way of Township Route No. 425 as situate on said parcel.
All of the above being more fully shown on a draft prepared by Drumheller Surveying dated November 5, 1991.

BEING THE SAME PREMISES which Robert W. Andreas, Jr. and Lona Andreas, husband and wife, by Deed dated 07/13/208 and recorded in the office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 201805312, granted and conveyed unto Tyler Farver.
The above-described parcel contains a certain Cavalier Mobile Home, VIN CBG049184NCAB

PROPERTY ADDRESS: 280 ANDREAS ROAD, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: 23-09-007-00,000

Seized and taken into execution to be sold as the property of TYLER JOSHUA FARVER in suit of VANDERBILT MORTGAGE AND FINANCE INC.

(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:
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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