

SHERIFF'S SALE

Wednesday, January 27th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1293 AND CIVIL WRIT NO. 2018CV1293 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 and parcel of land situate in the village of Mifflinville, Mifflin township, Columbia county, Pennsylvania, bounded and described as follows: Bounded on the north by Third Street in said village and fronting thereon 66 feet; Bounded on the east by other land now or formerly of oreste lupini and wife, it being lot no. 156, and fronting thereon 231 feet; Bounded on the south by fourth street and fronting thereon 66 feet; and Bounded on the west by lot no. 154 and fronting thereon 231 feet; and Being designated as lot no. 155 in the plot of plan of the village of mifflinville as recorded in Columbia county miscellaneous book 21 at pages 509-510. Under and subject to that certain agreement for the maintenance and/or reconstruction of a certain fountain, septic tank and drain field, located on the above described premises, entered into between Alan s. Hutchinson and Amy jo Hutchinson and Herbert o. Lupini and Elizabeth c. Lupini, husband and wife; larry e. Lupini and janet l. Lupini; max d. Lupini and elizabeth h. Lupini, husband and wife; robert g. Lupini and susan h. Lupini, dated February 21, 1996 and recorded april 2, 1996 in Columbia county recorder of deeds office in record book 620 page 459. Being known as 240 e. 4th street Being parcel no. 23-05c-023-01 Notice - this document may not/does not sell, convey, Transfer, include or insure the title to the coal and right of Support underneath the surface land described or referred to Herein and the owner or owners of such coal (may) have the Complete legal right to remove all of such coal and, in that Connection damage may result to the surface of the land and Any house, building or other structure on or in such land. The Inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, Excepted or reserved by tills instrument. (this is set forth in the Manner provided in section 1 of the act of July 17, 1957, pl. 984, as amended, and is Not intended as notice of unrecorded instruments, if any.)

PARCEL # 23-05C-023-01

BEING KNOWN AS 227 East 4th street, Mifflinville, PA 18631

BEING the same premises which Barclays Capital Real Estate Inc., Dba Homeq Servicing As Attorney In Fact For U.S. Bank National Association As Trustee Under The Securitization Servicing Agreement Dated As Of October 1, 2004 Structured Asset Securities Corporation Fremont Home Loan Trust Mortgage Pass Through Certificates, Series 2004-3, by Deed dated November 29, 2006 and recorded March 7, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200702273, granted and conveyed unto Jennifer A. Shultz.

PROPERTY ADDRESS: 227 EAST 4TH STREET, MIFFLINVILLE, PA 18631
UPI / TAX PARCEL NUMBER: 23-05C-023-01

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.