

# SHERIFF'S SALE

Wednesday, November 30th, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV148 AND CIVIL WRIT NO. 2022CV148 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 THE SURFACE OR RIGHT OF SOIL IN AND THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE VILLAGE OF MIDVALLEY NO. 1, IN THE TOWNSHIP OF CONYNGHAM, COUNTY OF COLUMBIA, STATE OF PENNSYLVANIA, BEING THE LOT SHOWN AS LOT NO. 60, BLOCK NO. 7 ON A CERTAIN PLAN MARKED "HAZLE BROOK COAL COMPANY, PLAT OF MIDVALLEY VILLAGE NO. 1, CONYNGHAM TOWNSHIP, COLUMBIA COUNTY, PA.", ENTERED OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN COLUMBIA COUNTY, PENNSYLVANIA, IN MAP BOOK NO. 1, AT PAGE 446 & 447, TO WHICH REFERENCE IS HEREBY MADE, THE SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED AT HOUSE NO. 223 ON THE SOUTH SIDE OF SECOND STREET, HAVING A FRONTAGE OR WIDTH THEREON OF 50 FEET, MORE OR LESS, AND EXTENDING OF THAT SAME WIDTH, BETWEEN PARALLEL LINES RUNNING AT RIGHT ANGLES TO SAID SECOND STREET, A DEPTH OF 140 FEET, MORE OR LESS, TO A 20 FOOT ALLEY.

ALSO KNOWN AS 616 Second Avenue, Wilburton, PA 17888  
PARCEL ID 14-09A-077

BEING the same premises which KRISTI MARIE MAURER and JONATHAN ROSS MAURER, her husband, as heirs to the Estate of Verna A. Kowaleski, deceased by Deed dated 03/28/2011 and recorded in the Office of Recorder of Deeds of Columbia County on 04/07/2011 at Book/ Page and Instrument #201103493 granted and conveyed unto KRISTI MARIE MAURER and JONATHAN ROSS MAURER, wife and husband.

PROPERTY ADDRESS: 616 SECOND AVENUE, WILBURTON, PA 17888  
UPI / TAX PARCEL NUMBER: 14-09A-077

## 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.

Plaintiff's Attorney  
STERN AND EISENBERG PC  
1581 Main St. Suite 200  
Warrington, PA 18976

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>