

SHERIFF'S SALE

Wednesday, July 26th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV195 AND CIVIL WRIT NO. 2023CV195 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, parcel and tract of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point on the westerly right-of-way line of Fair Street, said point being at the southeast corner of lands now or formerly of Llewlyn D. Wagner, et ux; thence along the westerly right-of-way line of Fair Street, South 23 degrees 45 minutes East, a distance of 110.00 feet to a point; thence through Outlet No. 75, South 66 degrees 15 minutes West, a distance of 197.82 feet to a point; thence through same, North 23 degrees 45 minutes West, a distance of 110.00 feet to a point on the southerly line of lands now or formerly of Llewlyn D. Wagner, et ux; thence along the southerly line of said Wagner, North 66 degrees 15 minutes East, a distance of 197.82 feet to the place of beginning. Containing 21,760.00 square feet of land in all, whereon a mobile home is permanently affixed to the above property. Being the northeast corner of Outlet No. 75 shown on Plan of the Town of Mifflinville dated August, 1974 and recorded in Miscellaneous Book 21, page 509. Survey made and description by T. Bryce James, Registered Surveyor No. 4708-E.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 1008 FAIR STREET, MIFFLINVILLE, PA 18631. TAX PARCEL# 23-05F-027-01,000

BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association, by Deed dated February 8, 2012, and recorded August 20, 2012 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, at Instrument No. 2012-07783, granted and conveyed unto David J Wyda, Sr.

PROPERTY ADDRESS: 1008 FAIR STREET, MIFFLINVILLE, PA 18631
UPI / TAX PARCEL NUMBER: 23-05F-027-01,000

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
Leon Haller, Esq.
1719 North Front Street
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>