

SHERIFF'S SALE

Wednesday, October 30th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV211 AND CIVIL WRIT NO. 2023CV211 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 to that certain lot or parcel of land situated in the Village of Midvalley, No. 2 in the Township of Conyngham, County of Columbia, State of Pennsylvania, being the lot shown as Lot No.24, Block No. 2, on a certain plan marked "Hazle Brook Coal Company, Plot of Midvalley, No. 2, Conyngham Township, Columbia County, Pennsylvania", entered of record in the Office of the Recorder of Deeds in Columbia County, Pennsylvania, in Map Book No. I at Page 445, to which reference is hereby made, the said lot being more particularly described as follows:

SITUATED at House No. 420 on the South side of Main 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 Main Street a depth of 106.5 feet, more or less, to a 20 foot alley. Being further identified as Tax Parcel Index Number 14, 10A-4.

BEING KNOWN AS: 420 MAIN STREET, WILBURTON, PENNSYLVANIA 17888
TAX I.D. 14 10A00400000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH John J. Mushalko by deed dated September 22, 2003 and recorded September 29, 2003 in Instrument Number 200312546, granted and conveyed unto Danielle M. Whyne and Elliott F. Defrancesco.

REAL DEBT: \$18,052.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DANIELLE M. WHYNE AND ELLIOTT F. DEFRANCESCO
McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 420 MAIN STREET, WILBURTON, PA 17888
UPI / TAX PARCEL NUMBER: 14 10A00400000

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.