

SHERIFF'S SALE

Wednesday, November 19th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2010CV1951 AND CIVIL WRIT NO. 2010CV1951 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, to-wit: BEGINNING at an iron pin corner set in the northerly line of a proposed 50 foot wide public street now laid out and in the easterly line of otherland now or late of Inez E. Aten north 20 degrees west 160 feet to an iron pin corner set in the southerly line of land now or late of Delmar B. Hartman, et ux; thence running along the southerly line of land now or late of the said Delmar B. Hartman, et ux, north 70 degrees east 80 feet to an iron pin corner set in the westerly line of other land now or late of Inez E. Aten, it being designated as Lot No. 8 in a plot of lots hereinafter mentioned; thence running along the westerly line of other land now or late of Inez E. Aten, it being Lot No. 8 aforementioned, south 20 degrees east 160 feet to an iron pin corner set in the northerly line of the aforesaid proposed 50 foot wide public street; thence along the northerly line of said proposed 50 foot wide public street south 70 degrees west 80 feet to an iron pin corner, the place of beginning, and being designated as Lot No. 9 in a plot of lots laid out for Inez E. Aten by Charles B. Webb, R.S. and as approved by the Mifflin Township Planning Commission and the Board of Supervisors of Mifflin Township, on November 5, 1974. TITLE TO SAID PREMISES IS VESTED IN June L. Young, by Deed from Delmar O. Wolfinger and Sally A. Wolfinger, his wife, dated 07/01/1977, recorded 07/11/1977 in Book 282, Page 292. JUNE L. YOUNG, A/K/A JUNE LOUISE YOUNG died on 1/28/2009, and LARRY E. YOUNG and JON YOUNG were appointed Co-Administrators of her estate. Letters of Administration were granted to them on 2/3/2009 by the Register of Wills of COLUMBIA County, No. 19-09-0041. Decedent's surviving heir(s) at law and next-of-kin is/are LARRY E. YOUNG, JON YOUNG, JOEL YOUNG, GLORIA CRAVITZ, SUSAN ERNEST A/K/A SUSAN EARNEST and RONALD YOUNG. RONALD YOUNG died on 02/12/2009, and upon information and belief, his heirs or devisees, and personal representative, are unknown. SUSAN ERNEST A/K/A SUSAN EARNEST died on 06/19/2002, and upon information and belief, her surviving heirs are MARK ERNEST, A/K/A MARK EARNEST and JODIE ERNEST, A/K/A JODI LYNN EARNEST.
Tax Parcel: 23-05F-018-07,000.-
Premises Being: 220 West 7th Street Box 289, a/k/a 216 West 7th Street Mifflinville, PA 18631
PROPERTY ADDRESS: 216/ 220 WEST 7TH STREET, MIFFLINVILLE, PA 18631
UPI / TAX PARCEL NUMBER: 23-05F-018-07,000

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.