

SHERIFF'S SALE

Distribution Sheet

Fulton Bank NA vs. Danielle Whyne + Elia DeFrancesco
 NO. 211-2023 JD DATE OF SALE: October 30, 2024
 NO. 79-2024 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 30, 2024 and (time) _____, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Tarun Sharma for the price or sum of 6760.65 Dollars. Tarun Sharma being the highest and best bidder, and that the highest and best price ^{hidden} for the same; which I have applied as follows:

Bid Price	\$	<u>6687.07</u>	
Poundage		<u>73.58</u>	
Transfer Taxes		<u>-0-</u>	
Total Needed to Purchase	\$		<u>6760.65</u>
Amount Paid Down			<u>6760.65</u>
Balance Needed to Purchase			<u>-0-</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>693.00</u>	
Poundage		<u>73.58</u>	\$ <u>766.58</u>
Newspaper			<u>1579.10</u>
Printing			<u>-0-</u>
Solicitor			<u>150.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>71.75</u>
Deed copy work			<u>1204.11</u>
Realty transfer taxes			<u>1204.11</u>
State stamps			<u>-0-</u>
Tax Collector (<u>15.00</u>
Columbia County Tax Assessment Office			<u>60.00</u>
State Treasurer			<u>100.00</u>
Other: <u>web posting</u>			<u>250.00</u>
<u>loan search</u>			

TOTAL EXPENSES: \$ 5410.65

Total Needed to Purchase	\$		<u>6760.65</u>
Less Expenses			<u>5410.65</u>
Net to First Lien Holder			<u>1350.00</u>
Plus Deposit			<u>1350.00</u>
Total to First Lien Holder	\$		<u>2700.00</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

[Signature]

Sheriff

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 274293	Invoice Date: 01/28/2025 4:06:25 PM	RECEIPT	Reg/Drw ID: 0102
Customer: COLUMBIA COUNTY SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$2,479.97	202500620 01/28/25 4:06:27 PM	CONYNGHAM TOWNSHIP
	Grantor - WHYNE, DANIELLE			
	Grantee - SHARMA, TARUN			
	Consideration - \$6,834.23			
	Tax Basis - \$120,411.38			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$1,204.11		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	NORTH SCHUYLKILL AREA SCHOOL REALTY TAX	\$602.06		
	CONYNGHAM TOWNSHIP	\$602.05		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$2,479.97</u>		
	PAYMENTS			
	CHECK: 9562 - COLUMBIA COUNTY SHERIFF OFFICE	\$71.75		
	CHECK: 9553 - COLUMBIA COUNTY SHERIFF OFFICE	\$1,204.11		
	CHECK: 9554 - COLUMBIA COUNTY SHERIFF OFFICE	\$1,204.11		
	TOTAL PAYMENTS	<u>\$2,479.97</u>		
	AMOUNT DUE	\$2,479.97		
	PAYMENT ON INVOICE	(\$2,479.97)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

FULTON BANK NA

VS DANIELLE WHYNE & ELLIOT
DEFRANCESCO

NO. 79-2024 ED

NO. 211-2023 JD

DATE/TIME OF SALE: OCTOBER 30, 2024

BID PRICE (INCLUDES COST) \$ 367,910

POUNDAGE - 2% OF BID \$ 7,358

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 375,268

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Tarun Sharma

97 11 118 Street
Richmond Hill, NY 11419

TOTAL DUE: \$ 375,268

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Timothy Chamberlain

From: Timothy Chamberlain
Sent: Wednesday, November 27, 2024 11:13 AM
To: 'Tarun9910034353@gmail.com'
Subject: 420 Main Street Wilbuton foreclosure

Dear Sir,

On October 30, 2024 the bidding for this property began at costs of sale (\$2,678.85). You entered a bid at \$3,679.00 and were the successful bidder. However after costs are paid there are not sufficient funds to deed the property. If you would like the property deeded to you an additional \$3,081.65 is due. This would cover the transfer tax and the required lien search costs that are not included in the opening bid.

Please let me know your intentions.

Tim Chamberlain
Sheriff

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

CASHIER'S CHECK

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK



Remitter: GURU ASSOCIATES INC.

Date: 01/04/2025

Void after 7 years

9846334967

440

Pay To The Order Of: COLUMBIA COUNTY SHERIFF

Pay: THREE THOUSAND EIGHTY ONE DOLLARS AND 65 CENTS

**** 3,081.65 ****

Do not write outside this box

Memo: _____
Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A.

Rebecca Griffin, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Columbus, OH



⑈9846334967⑈ ⑆044000037⑆ 758661433⑈

7

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
FULTON BANK NA

vs.

Defendant
DANIELLE WHYNE
ELLIOTT DEFRANCESCO

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, October 30, 2024
Writ of Execution No. : 2023CV211
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 420 MAIN STREET, WILBURTON, PA 17888

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$90.00
Posting Handbill	\$15.00
Poundage	\$73.58
Press Enterprise Inc.	\$1,579.10
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$10.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

Total Sheriff Costs **\$2,680.68**

Distribution Costs

Recording Fees **\$71.75**

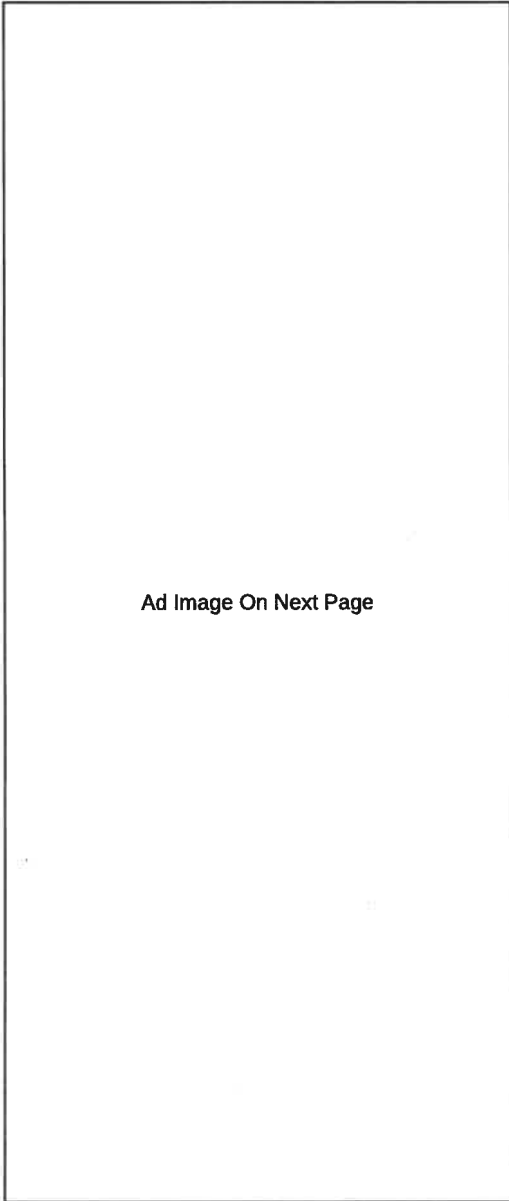
Total Distribution Costs **\$71.75**

Grand Total: **\$2,752.43**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Ana Rodriguez being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Ad Image On Next Page

Ad Text: Whyne, defrancesco Sale
Date(s) Published: 10/09/2024, 10/16/2024, 10/23/2024

(Handwritten signature)

Sworn and subscribed to before me
this 28 day of October 20 24.

(Handwritten signature: Shawn H. Stair)
(Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

And now, _____, 20 _____, I
hereby certify that the advertising and publication
charges amounting to \$ _____ for publishing
the foregoing notice and the fee for this affidavit have
been paid in full.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG, PA 17815

Classifieds

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 66,500 unique visitors to our website monthly.

MISSED PAPER?
Call our Customer Service Team at 570-784-2121, option 1 by 10am
pressenterpriseonline.com

PLACING CLASSIFIED ADS
• email: classifieds@pressenterprise.net
• online: pressenterpriseonline.com
• Call Mar.-Fri. 9:00am-5:00pm **570-784-4151**

MONDAY MARKETPLACE ADS
It's FREE to advertise your merchandise UNDER \$100!
Must submit photos. PRESS ENTERPRISE ONLINE.COM
(ADVERTISING 12 Hours for the following Monday)
1. click CLASSIFIEDS • 2. click PLACE AN AD • 3. fill in your info

DRIVE-THRU HOURS:
8:00am - 3:00pm
Our Drop-Off Box at the Drive-Thru is available 24/7
For the safety of the public and our employees our lobby will be closed after 5:00pm. Thank you for your understanding of this matter.

WANTED
Metal
Clean Copper \$3.40 to \$2.85
Clean Brass \$2.25 to \$1.90
Cans .60*
Clean Alum. 50*
Stainless .32*
Tin, Steel, Iron & Casts \$6.00
Industrial Rd. Service
8am-4pm
Monday-Friday
570-759-2573
Rt. 11 Berwick

Public Notices
HEARING NOTICE
The Bloomsburg Zoning Hearing Board will hold a Public Hearing on Thursday, November 7, 2014 at 8:00 PM in the Council Chambers, Bloomsburg Town Hall, Bloomsburg, PA. To review and possibly take action for the following:
1. The application for a Variance submitted by Peter Automotive North America Inc. for the property located at 480 West 5th Street, Bloomsburg, PA. For relief from Ordinance 1055, Chapter 27, Part 5, Section 27214 Dimensional Standards in the MK3 Mixed Use District.

Attorney Services
BANKRUPTCY Chapter 7 - 13
Local Attorney & Service 720-222-1100
570-752-6200
tamblaw@verizon.net
Free For Free
FREE: Baby nappies, black, brown and black/white, 570-380-4103
FREE: Chicken, rooster, 2 turkeys & a goose for good home. 570-912-9084
FREE: Cooking magazines. Must 1 lb to all. 570-920-9519
FREE: Pitlike mix. Not good with collars and everything. To good home. 570-912-9084
FREE: Shepherd pit mixed. 4 yr. female. Great w/kids & dog. needs someone who's home w/ her a lot. Call/text 570-380-6293
FREE: Small parrot to good home. Comes with cage and food. accessories. 570-912-9084

MEETING NOTICE
The Orangeville Borough will be conducting a Special Meeting on Thursday, October 23, 2014 at 6:00 PM for the purpose of discussing Pine Street development and the hiring of an Engineering Consultant. Meeting will be held at the Borough Office, 301 Mill Street, Orangeville, PA.
FREE: Feeder rats. All different sizes 570-912-9084
FREE: Lowest-lightroom area. Must have own help and pick up. Neutral color. far coat. comfortable. Text 443-480-6149

NEED PRIVACY AND SPEED?
Ask about our "blind boxes"!

Public Auction Thursday Oct. 24 @ 6:00pm
OUTSIDE ITEMS @ 5:40pm
1003 E 3RD ST. (RT. 93), HERSHEY/PECK 18635
Antiques, Silver coins, Longaberger Baskets, Furniture, Cook Cole Collectibles, Vintage Holiday Decorations, 30++ box lots of new products @ much More
Place @ www.auctiononline.com #152813
Ron Berger Auctioneers/All 9813
Call or text Ron @ 610-673-1834

Public Auction Sat. Oct. 26th @ 9:05 AM
777 South Dale Rd., Shickelany, PA 18155
2072 HONDA CIVIC - JD COMPACT TRACTOR - LAWN TRACTOR - TOOLS - ANTIQUES - COLLECTIBLES
FURNITURE - HOUSEHOLD
www.auctiononline.com #1857
KNECHT AUCTIONS LTD 570-784-1011 #A092251

HEARING NOTICE
Take notice that on Wednesday, November 13, 2014, the Board of Supervisors of Valley Township will conduct a public hearing to consider for enactment an Ordinance amending the Valley Township Zoning Ordinance to set forth requirements for solar energy systems.
The public hearing will take place at 6:00 pm at the Municipal Building, 29 Indian Run Road, Danville, Pennsylvania. Thereafter, the Board of Supervisors will hold its regular monthly meeting at 7:00 pm, at which time it will consider adopting the Ordinance relating to the proposed amendments.
Any person with a disability requiring special accommodation to attend the hearing and meeting should notify the Valley Township office at 570-275-2449 no later than five business days prior to the hearing and meeting. Every effort will be made to provide reasonable accommodation.
A copy of the proposed Ordinance may be inspected at the Valley Township office at 570-275-2449 or schedule an appointment.
D. Robert Davidson, Solicitor

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Complete all necessary fields
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Attorney Services
BANKRUPTCY Chapter 7 - 13
Local Attorney & Service 720-222-1100
570-752-6200
tamblaw@verizon.net
Free For Free
FREE: Baby nappies, black, brown and black/white, 570-380-4103
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FREE: Small parrot to good home. Comes with cage and food. accessories. 570-912-9084

Lost & Found
LOST: This is my lovely cat Lily. On August 16th Lily went in a car in an accident on Highway 80 going East. She may have been thrown from vehicle. If you need your help I found or seen please call 630-488-8902

Jobs
General
CASHIER
Independence Honda. Part time. Some weeks nights. 4:00-7pm 5 days some Saturdays Bann-1pm, \$10/hr. Call (570) 287-5050, stop by or email indyhondaofcmg@gmail.com

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King Classic Sudoku
7 8 1 5 9
3 4 2 6
6 8 9 2
1 4 9 3
5 2 1 4
5 7 8 9
6 3 1 5
Difficulty: ★★★

SHERIFF'S SALE
BY VIRTUE OF A WRIT OF EXECUTION, ISSUED OUT OF THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, TO BE DEPOSITED TO PUBLIC SALE ON WEDNESDAY THE 27th DAY OF NOVEMBER A.D. 2014 AT 11:00 O'CLOCK A.M. AT THE COURTHOUSE OF MONTGOMERY COUNTY, 253 MILL STREET, DANVILLE, MONTGOMERY COUNTY, PA.
THE FOLLOWING PROPERTY, VIZ:
ALL that certain piece or parcel of land situate in Mahoning Township, Montour County, Pennsylvania, more particularly bounded and described as follows, to wit:
BEGINNING at a point on the Northern right of way line of LR 47010 (Bloom Road) and at corner of lands now or formerly of Robert and Dorothy Faust;
THENCE, along said lands now or formerly of Robert and Dorothy Faust North 05 degrees 45 minutes 00 seconds East a distance of 229.9 feet to an iron pipe at corner of lands now or formerly of Duane E. and Maria A. Davis;
THENCE, along lands now or formerly of Duane E. and Maria A. Davis South 63 degrees 34 minutes 48 seconds East a distance of 68.63 feet to a point at corner of other lands of the Grantors heretofore;
THENCE, along said other lands of the Grantors herein North 2 degrees 55 minutes 45 seconds East a distance of 234.8 feet to a point on the Northern right of way line of LR 47010 (Bloom Road);
THENCE, along the Northern right of way line of LR 47010 (Bloom Road) North 84 degrees 25 minutes 7 seconds West a distance of 80 feet to the point, the place of BEGINNING.

CONTAINING 17,262.2 square feet of land in it is more fully shown by a draft of survey prepared by T. Bryce James and Associates, dated March 24, 1986.
BEING THE SAME PREMISES which Jeffrey S. Barkley, by Deed dated August 28, 1992 and recorded on August 31, 1992, in the Montour County Recorder of Deeds Office at Deed Book Volume 168 at Page 984, granted and conveyed unto Anna J. Berkley, The said Anna J. Berkley departed this life on or about April 26, 2012. The Montour County Recorder of Deeds has confirmed that no estate has been claimed, under information and belief, her surviving heirs are Cindy Durham, Glenda Harding, Jay Hess and Scott Hess, Whereas question of law, title vested in brown heirs Cindy Durham, Glenda Harding, Jay Hess, Scott Hess, and the Unknown Surviving Heirs of Anna J. Berkley, Deceased.
Being Known as 1235 Bloom Road, Danville, PA 17821
Parcel ID No. 6-95-2-158
CASE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CM ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH V, CINDY DURHAM, AS SURVIVING HEIR OF ANNA J. BERKLEY, DECEASED, GLENDA HARDING, AS SURVIVING HEIR OF ANNA J. BERKLEY, DECEASED, JAY HESS, AS SURVIVING HEIR OF ANNA J. BERKLEY, DECEASED, SCOTT HESS, AS SURVIVING HEIR OF ANNA J. BERKLEY, DECEASED AND UNKNOWN SURVIVING HEIRS OF ANNA J. BERKLEY, DECEASED.

CONDITIONS OF SALE
THE HIGHEST SIXTY FIVE PERCENT (65%) OF THE BALANCE OF BID SHALL BE DEPOSITED WITH THE SHERIFF'S OFFICE AT THE TIME OF BIDDING. THE BALANCE OF BID SHALL BE DEPOSITED WITH THE SHERIFF'S OFFICE WITHIN THIRTEEN (13) DAYS OF THE SALE. FAILURE TO SUBMIT THE BALANCE OF BID WITHIN THIRTEEN (13) DAYS WILL RESULT IN FORFEITURE OF DEPOSIT, AND THE SALE MAY BE SET ASIDE. THE WRIT MAY BE ABANDONED BY THE SHERIFF IF THE PLAINTIFF IS THE DEFAULTING PARTY. WINNING BID SHALL INCLUDE TWO PERCENT (2%) POUNDAGE ADDED THERE TO. IF NO BIDDING AND PLAINTIFF WON BID FOR COST AND TAXES, TWO PERCENT (2%) POUNDAGE SHALL BE CALCULATED AT TWO PERCENT (2%) OF THE SHERIFF'S COST AND ADDED TO THE PLAINTIFF'S COSTS. REALTY TRANSFER TAX SHALL BE FULLY PAID AND HAVE PRIORITY OUT OF THE PROCEEDS OF THE SALE BEFORE ANY OTHER OBLIGATION, CLAIM, LIEN, JUDGMENT, OR COSTS OF THE SALE OF THE WRIT UPON WHICH THE SALE IS MADE. THE BUYER SHALL PAY THE TAX OUT OF THE FIRST MONIES PAID TO HIM IN CONNECTION THEREWITH. IF THE PROCEEDS OF THE SALE ARE INSUFFICIENT TO PAY THE ENTIRE TAX HEREIN IMPOSED, THE PURCHASER SHALL BE LIABLE FOR THE REMAINING TAX.

NOTICE
NOTICE IS HEREBY GIVEN THAT ANY CLAIM TO THE ABOVE DESCRIBED PROPERTY SHALL BE FILED WITH THE SHERIFF BEFORE THE SALE AND ALL CLAIMS TO THE PROCEEDS SHALL BE FILED BEFORE DISTRIBUTION.
A SCHEDULE OF PROPOSED DISTRIBUTION WILL BE FILED BY THE SHERIFF ON DISTRIBUTION OF SAID PROCEEDS WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE OF DISTRIBUTION UNLESS EXCEPTIONS ARE FILED THERE TO, WITHIN TEN (10) DAYS THEREAFTER.
CASE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CM ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH V, CINDY DURHAM, AS SURVIVING HEIR OF ANNA J. BERKLEY, DECEASED, GLENDA HARDING, AS SURVIVING HEIR OF ANNA J. BERKLEY, DECEASED, JAY HESS, AS SURVIVING HEIR OF ANNA J. BERKLEY, DECEASED, SCOTT HESS, AS SURVIVING HEIR OF ANNA J. BERKLEY, DECEASED AND UNKNOWN SURVIVING HEIRS OF ANNA J. BERKLEY, DECEASED.
William McKenna, Sheriff
Sheriff's Office

Jobs
General
CASHIER
Independence Honda. Part time. Some weeks nights. 4:00-7pm 5 days some Saturdays Bann-1pm, \$10/hr. Call (570) 287-5050, stop by or email indyhondaofcmg@gmail.com

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CONCEPTS SUDOKU
Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.
3, 4, 2, 9, 8, 1, 6, 7, 5
8, 1, 5, 7, 2, 6, 3, 4, 9
7, 9, 6, 4, 5, 3, 8, 2, 1
5, 3, 1, 8, 6, 2, 7, 9, 4
4, 6, 8, 5, 7, 9, 1, 3, 2
9, 2, 7, 3, 1, 4, 8, 6, 5
1, 7, 4, 6, 9, 8, 2, 5, 3
2, 5, 6, 3, 1, 7, 4, 6, 8
6, 8, 3, 2, 4, 5, 9, 1, 7

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV211
issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bidsassa.com/ColumbiaCountySheriffsSales in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:
WEDNESDAY, OCTOBER 30, 2014
9:00 O'CLOCK A.M.
All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said time, unless exceptions are filed with the Sheriff's Office prior thereto.
ALL THE SURFACE or right of soil in and to that certain lot or parcel of land situated in the Village of Midwayville, 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 "Harris Brook Condominium, Plot of Midwayville, No. 2, Conyngham Township, Columbia County, Pennsylvania", entered of record in the Office of the Recorder of Deeds in Columbia County, Pennsylvania, in Book 2003-125-60 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 thereof of 60 feet, more or less, and extending 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 17865
TAX ID: 14 10A0040000
THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLINGS BEING THE SAME PREMISES WHICH John A. Mushalbo by deed dated September 22, 2003 and recorded September 29, 2003 in Instrument Number 2003125-60, granted and conveyed unto Danielle M. Whyne and Elliott F. DeFrancisco in execution and conveyance of DANIELLE M. WHYNE AND ELLIOTT F. DEFRANCESCO 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 10A0040000

Seized and taken into execution to be sold as the property of DANIELLE WHYNE, ELLIOTT DEFRANCESCO in suit of FULTON BANK NA.
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid price). Minimum payment is to be paid in cash, certified check or cashier's check in full. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (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 SEVERIOUS 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 to withdraw the bidder from the balance due without a resale of the property, or to resale the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of resale, all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney's fees and advertising costs incurred by the Sheriff in connection with the resale in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, and the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.
Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
MCCABE, WEISBERG & CONWAY PC Columbia County, Pennsylvania
PHILADELPHIA, PA 215-790-1010

SHERIFF'S SALE
BY VIRTUE OF A WRIT OF EXECUTION, ISSUED OUT OF THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, TO BE DEPOSITED TO PUBLIC SALE ON WEDNESDAY THE 27th DAY OF NOVEMBER A.D. 2014 AT 11:00 O'CLOCK A.M. AT THE COURTHOUSE OF MONTGOMERY COUNTY, 253 MILL STREET, DANVILLE, MONTGOMERY COUNTY, PA.
THE FOLLOWING PROPERTY, VIZ:
ALL that certain piece or parcel of land situate in the Borough of Danville, County of Montour, Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point at the Southeast corner of lot, now or formerly of William Kochar, now or formerly occupied by William K. Moore, on the Northwest side of East Market Street, thence along said mentioned lot North thirty eight (42) degrees twenty (20) degrees East twenty-two (22) feet to an iron pipe, thence along said North forty (40) degrees twenty-seven (27) minutes East two hundred thirty eight (238) feet to land, now or formerly of the Pennsylvania Canal Company, thence along said lot mentioned lot North thirty eight (42) degrees twenty-two (22) feet to an iron pipe, thence along said North forty (40) degrees twenty-seven (27) minutes East two hundred thirty eight (238) feet to land, now or formerly of George J. Payne, thence along said lot mentioned lot South fifty (50) degrees forty-four (44) minutes West two hundred one hundred twenty (120) feet to a point, thence along said South thirty three (33) degrees thirty (30) minutes West three hundred thirty (330) feet to a point, the place of BEGINNING WHEREON, is entered a large dwelling house with modern improvements.

NOTICE
NOTICE IS HEREBY GIVEN THAT ANY CLAIM TO THE ABOVE DESCRIBED PROPERTY SHALL BE FILED WITH THE SHERIFF BEFORE THE SALE AND ALL CLAIMS TO THE PROCEEDS SHALL BE FILED BEFORE DISTRIBUTION.
A SCHEDULE OF PROPOSED DISTRIBUTION WILL BE FILED BY THE SHERIFF ON DISTRIBUTION OF SAID PROCEEDS WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE OF DISTRIBUTION UNLESS EXCEPTIONS ARE FILED THERE TO, WITHIN TEN (10) DAYS THEREAFTER.
CASE: Susquehanna Community Bank Successor by Conversion, to West Milton State Bank v. Jessica L. Wetzel (CV23-2023/4ED-2024).

Excavating
Singley Services, LLC
Excavation, Grading, Driveway Solutions, Land Clearing Services, more Call 570-441-2312

Home Improvement
EASTERN CONSTRUCTION, LLC
Roofing, Siding, Gutter Installation, For FREE ESTIMATES! Call 570-780-7725
FREE ROOF ESTIMATE: Call 780-285-1900
www.moyseconstruction.com

Want a Photo in Your Ad?
Call 570-784-6151

Jobs
General
CASHIER
Independence Honda. Part time. Some weeks nights. 4:00-7pm 5 days some Saturdays Bann-1pm, \$10/hr. Call (570) 287-5050, stop by or email indyhondaofcmg@gmail.com

Jobs
General
CASHIER
Independence Honda. Part time. Some weeks nights. 4:00-7pm 5 days some Saturdays Bann-1pm, \$10/hr. Call (570) 287-5050, stop by or email indyhondaofcmg@gmail.com

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Check Out Our Online Classifieds at
www.pressenterpriseonline.com

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
FULTON BANK NA

vs.

Defendant
DANIELLE WHYNE
ELLIOTT DEFRANCESCO

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, October 30, 2024

Writ of Execution No. : 2023CV211

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 420 MAIN STREET, WILBURTON, PA 17888

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$90.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,579.10
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$10.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

Total Sheriff Costs \$2,607.10

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,678.85

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
FULTON BANK NA

vs.

Defendant
DANIELLE WHYNE
ELLIOTT DEFRANCESCO

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, October 30, 2024
Writ of Execution No. : 2023CV211
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 420 MAIN STREET, WILBURTON, PA 17888

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$90.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,579.10
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$315.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$10.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

Total Sheriff Costs \$2,607.10

Distribution Costs

Recording Fees	\$71.75
----------------	---------

Total Distribution Costs \$71.75

Grand Total: \$2,678.85

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Nationwide Court Services, Inc.
761 Koehler Ave
Ronkonkoma, NY 11779

Sheriff's Copy of Affidavit(s):

Attn: Sheriff of the County of Columbia

From: Emily Sparrow

Date: 10/23/2024

RE: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records. Should you have any questions, please feel free to contact me at (631) 981-4400 ext. 145 or esparrow@nationwidecourtservice.com.

Thank you in advanced for your cooperation.

Emily Sparrow

COPY

AFFIDAVIT OF SERVICE

Commonwealth of Pennsylvania

County of Columbia

Court Of Common Pleas Court

Case Number: 2023-CV-211 Court Date: 10/30/2024



EXS2024003044

Plaintiff: FULTON BANK, NA

vs.

Defendant: DANIELLE M. WHYNE, et al.

For: McCabe, Weisberg & Conway, LLC (PA)

Received by Nationwide Court Services, Inc. on the 25th day of September, 2024 at 12:00 pm to be served on ELLIOTT F. DEFRANCESCO, 128 S. PINE STREET, MT. CARMEL, PA 17851 I. Thomas Virchow, being duly sworn, depose and say that on the 27 day of Sept, 2024 at 11:24 Am., executed service by delivering a true copy of the Notice of Sheriff's Sale of Real Property and Notice of Owner's Rights in accordance with state statutes in the manner marked below:

INDIVIDUAL SERVICE: Served the within-named person.

SUBSTITUTE SERVICE: By serving _____ as _____

POSTED IN ACCORDANCE WITH COURT ORDER: I affixed thereat a true copy of the aforementioned documents in a conspicuous manner at the above address in accordance with the court order.

NON SERVICE: For the reason detailed in the Comments below.

Military Status: Yes or No If yes, what branch? _____

Marital Status: Married or Single Name of Spouse _____

COMMENTS: _____

Age 44.45 Sex M F Race W Height 6-6 1/2" Weight 165.200 Hair Brown Glasses Y

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 30 day of September, 2024 by the affiant who is personally known to me or produced identification.

Rachel M. Goss
NOTARY PUBLIC

PROCESS SERVER # _____
Appointed in accordance with State Statutes

Nationwide Court Services, Inc.
761 Koehler Ave.
Ronkonkoma, NY 11779
(631) 981-7915

Our Job Serial Number: 2024003044
Ref: 22-102253PAFC

Commonwealth of Pennsylvania - Notary Seal
Rachel M. Goss, Notary Public
Susquehanna County
My commission expires September 15, 2027
Commission number 1437595

Member, Pennsylvania Association of Notaries

COPY

AFFIDAVIT OF SERVICE

Commonwealth of Pennsylvania

County of Columbia

Court Of Common Pleas Court

Case Number: 2023-CV-211 Court Date: 10/30/2024



EXS2024003042

Plaintiff: FULTON BANK, NA

vs.

Defendant: DANIELLE M. WHYNE, et al.

For: McCabe, Weisberg & Conway, LLC (PA)

Received by Nationwide Court Services, Inc. on the 25th day of September, 2024 at 12:00 pm to be served on DANIELLE M. WHYNE, 128 S. PINE STREET, MT. CARMEL, PA 17851 I, Thomas Vlachos being duly sworn, depose and say that on the 27 day of Sept, 2024 at 11:28 pm executed service by delivering a true copy of the Notice of Sheriff's Sale of Real Property and Notice of Owner's Rights in accordance with state statutes in the manner marked below:

() INDIVIDUAL SERVICE: Served the within-named person.

SUBSTITUTE SERVICE: By serving _____ as _____

() POSTED IN ACCORDANCE WITH COURT ORDER: I affixed thereat a true copy of the aforementioned documents in a conspicuous manner at the above address in accordance with the court order.

() NON SERVICE: For the reason detailed in the Comments below.

Military Status: () Yes or () No If yes, what branch? _____

Marital Status: () Married or () Single Name of Spouse _____

COMMENTS: Served husband ELLIOTT.

Age _____ Sex M F Race _____ Height _____ Weight _____ Hair _____ Glasses Y N

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

Subscribed and Sworn to before me on the 30 day of September 2024 by the affiant who is personally known to me or produced identification.

NOTARY PUBLIC

PROCESS SERVER # _____
Appointed in accordance with State Statutes

Nationwide Court Services, Inc.
761 Koehler Ave.
Ronkonkoma, NY 11779
(631) 981-7915

Our Job Serial Number: 2024003042
Ref: 22-102253PAFC

Commonwealth of Pennsylvania - Notary Seal
Rachel M. Goss, Notary Public
Susquehanna County
My commission expires September 15, 2027
Commission number 1437595
Member, Pennsylvania Association of Notaries

211-23
79-24

SHERIFF'S SALE COST SHEET

VS.

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>315.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>40.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>90.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>10.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>643.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1579.10</u>
SOLICITOR'S SERVICES	\$150.00
TOTAL *****	\$ <u>1879.10</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>71.75</u>
TOTAL *****	\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
DELINQUENT	20	\$ <u>15.00</u>
TOTAL *****		\$ <u>15.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>60.00</u>
MISC.		\$ _____
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2678.85

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
BARBARA FEIN, ESQUIRE - ID # 53002
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

<p>Fulton Bank, NA,</p> <p style="text-align: right;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>Danielle M. Whyne, and Elliott F. Defrancesco,</p> <p style="text-align: right;">Defendants.</p>	<p>Columbia County Court of Common Pleas</p> <p>Number: 2023-CV-211</p>
--	---

AFFIDAVIT PURSUANT TO PA R.C.P. 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 420 Main Street, Wilburton, Pennsylvania 17888, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Danielle M. Whyne	128 S. Pine Street Mt. Carmel, PA 17851
Danielle M. Whyne	420 Main Street Wilburton, PA 17888
Elliott F. Defrancesco	128 S. Pine Street Mt. Carmel, PA 17851
Elliott F. Defrancesco	420 Main Street Wilburton, PA 17888

2. Name and address of Defendants in the judgment:

Name	Address
Danielle M. Whyne	128 S. Pine Street Mt. Carmel, PA 17851

Danielle M. Whyne 420 Main Street
Wilburton, PA 17888

Elliott F. Defrancesco 128 S. Pine Street
Mt. Carmel, PA 17851

Elliott F. Defrancesco 420 Main Street
Wilburton, PA 17888

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address
-------------	----------------

Plaintiff herein

4. Name and address of the last recorded holder of every mortgage of record:

Name	Address
-------------	----------------

Plaintiff herein

5. Name and address of every other person who has any record lien on the property:

Name	Address
-------------	----------------

NONE

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name	Address
-------------	----------------

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
-------------	----------------

Tenants	420 Main Street Wilburton, Pennsylvania 17888
---------	--

Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
--	--

Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815
--	--

United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
Internal Revenue Service Advisory Consolidated Receipts	7940 Kentucky Drive Mail Stop 2850F Florence , KY 41042
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
Commonwealth Of Pennsylvania	Department Of Welfare P.O. Box 2675 Harrisburg, PA 17105
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue, NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

NONE

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Date: 9/26/24

McCABE, WEISBERG & CONWAY, LLC

BY: _____

Marisa Myers Cohen, Esq. Andrew M. Lubin, Esq.
 Chelsea A. Nixon, Esq. Nathalie Paul, Esq.
 Joseph I. Foley, Esq. Barbara Fein, Esq.
 Jerome Blank, Esq.

Attorneys for Plaintiff

Fulton Bank, NA v. Danielle M. Whyne and Elliott F. Defrancesco
Columbia County; Number: 2023-CV-211

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 309118
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BARBARA FEIN, ESQUIRE - ID # 53002
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

<p>Fulton Bank, NA,</p> <p style="text-align: right;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>Danielle M. Whyne, and Elliott F. Defrancesco,</p> <p style="text-align: right;">Defendants.</p>	<p>Columbia County Court of Common Pleas</p> <p>Number: 2023-CV-211</p>
--	---

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 17th day of September, 2024, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 26 DAY

OF September, 2024

[Signature]
NOTARY PUBLIC

DATE: 9/26/24

McCABE, WEISBERG & CONWAY, LLC

BY: [Signature]
 Marisa Myers Cohen, Esq. Andrew M. Lubin, Esq.
 Chelsea A. Nixon, Esq. Nathalie Paul, Esq.
 Joseph I. Foley, Esq. Barbara Fein, Esq.
 Jerome Blank, Esq.
Attorneys for Plaintiff

BERNADETTE L. FOLENO
Commission # 50002866
Notary Public, State of New Jersey
My Commission Expires
September 10, 2029

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

Fulton Bank, NA, Plaintiff, v. Danielle M. Whyne, and Elliott F. Defrancesco, Defendants.	Columbia County Court of Common Pleas Number: 2023-CV-211
---	---

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Danielle M. Whyne and Elliott F. Defrancesco

PROPERTY: 420 Main Street, Wilburton, PA 17888

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$18,052.68

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **October 30, 2024 at 9:00 AM in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1501
1420 WALNUT STREET
PHILADELPHIA, PA 19102
(215) 790-1010
FAX (215) 790-1274

October 2, 2024

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

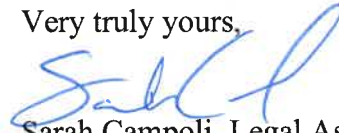
RE: Fulton Bank, NA v. Danielle M. Whyne and Elliott F. Defrancesco
Columbia County; County CCP; Number 2023-CV-211

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit of Service of the Notice of Sheriff's Sale upon Defendant regarding the above-referenced case. Sheriff's Sale is currently scheduled for October 30, 2024.

If you have any questions, please feel free to contact me.

Very truly yours,



Sarah Campoli, Legal Assistant
McCabe, Weisberg & Conway, LLC

/sci
Enclosure

AFFIDAVIT OF SERVICE

Commonwealth of Pennsylvania

County of Columbia

Court Of Common Pleas Court

Case Number: 2023-CV-211 Court Date: 10/30/2024



EXS2024003044

Plaintiff: FULTON BANK, NA

vs.

Defendant: DANIELLE M. WHYNE, et al.

For: McCabe, Weisberg & Conway, LLC (PA)

Received by Nationwide Court Services, Inc. on the 25th day of September, 2024 at 12:00 pm to be served on ELLIOTT F. DEFRANCESCO, 128 S. PINE STREET, MT. CARMEL, PA 17851 I, Thomson Virchus, being duly sworn, depose and say that on the 27 day of Sept, 2024 at 11:25 Am., executed service by delivering a true copy of the Notice of Sheriff's Sale of Real Property and Notice of Owner's Rights in accordance with state statutes in the manner marked below:

INDIVIDUAL SERVICE: Served the within-named person.

SUBSTITUTE SERVICE: By serving _____ as _____

POSTED IN ACCORDANCE WITH COURT ORDER: I affixed thereat a true copy of the aforementioned documents in a conspicuous manner at the above address in accordance with the court order.

NON SERVICE: For the reason detailed in the Comments below.

Military Status: Yes or No If yes, what branch? _____

Marital Status: Married or Single Name of Spouse _____

COMMENTS: _____

Age 44-45 Sex M F Race W Height 6'-6" Weight 185-200 Hair Brd/Blk Glasses Y

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

PROCESS SERVER # _____
Appointed in accordance with State Statutes

Subscribed and Sworn to before me on the 30 day of September, 2024 by the affiant who is personally known to me or produced identification.

Rachel M. Goss
NOTARY PUBLIC

Nationwide Court Services, Inc.
761 Koehler Ave.
Ronkonkoma, NY 11779
(631) 981-7915

Our Job Serial Number: 2024003044
Ref: 22-102253PAFC

Commonwealth of Pennsylvania - Notary Seal
Rachel M. Goss, Notary Public
Susquehanna County
My commission expires September 15, 2027
Commission number 1437595
Member, Pennsylvania Association of Notaries

AFFIDAVIT OF SERVICE

Commonwealth of Pennsylvania

County of Columbia

Court Of Common Pleas Court

Case Number: 2023-CV-211 Court Date: 10/30/2024



EXS2024003042

Plaintiff: **FULTON BANK, NA**

vs.

Defendant: **DANIELLE M. WHYNE, et al.**

For: McCabe, Weisberg & Conway, LLC (PA)

Received by Nationwide Court Services, Inc. on the 25th day of September, 2024 at 12:00 pm to be served on **DANIELLE M. WHYNE, 128 S. PINE STREET, MT. CARMEL, PA 17851 I.** Thomas being duly sworn, depose and say that on the 27 day of Sept, 2024 at 11:28 PM executed service by delivering a true copy of the **Notice of Sheriff's Sale of Real Property and Notice of Owner's Rights** in accordance with state statutes in the manner marked below:

() INDIVIDUAL SERVICE: Served the within-named person.

SUBSTITUTE SERVICE: By serving _____ as _____

() POSTED IN ACCORDANCE WITH COURT ORDER: I affixed thereat a true copy of the aforementioned documents in a conspicuous manner at the above address in accordance with the court order.

() NON SERVICE: For the reason detailed in the Comments below.

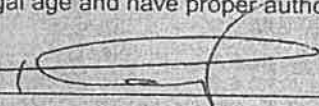
Military Status: () Yes or () No If yes, what branch? _____

Marital Status: () Married or () Single Name of Spouse _____

COMMENTS: Served Husband Elliott.

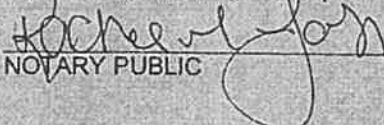
Age _____ Sex M F Race _____ Height _____ Weight _____ Hair _____ Glasses Y N

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.



PROCESS SERVER # _____
Appointed in accordance with State Statutes

Subscribed and Sworn to before me on the 30 day of September 2024 by the affiant who is personally known to me or produced identification.


NOTARY PUBLIC

Nationwide Court Services, Inc.
761 Koehler Ave.
Ronkonkoma, NY 11779
(631) 981-7915

Our Job Serial Number: 2024003042
Ref: 22-102253PAFC

Commonwealth of Pennsylvania - Notary Seal
Rachel M. Goss, Notary Public
Susquehanna County
My commission expires September 15, 2027
Commission number 1437595
Member, Pennsylvania Association of Notaries

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: 

Name: Jerome Blank, Esquire

Attorney No. (If applicable) 49736

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
DANIELLE WHYNE (et al.)

Case Number
2023CV211

SHERIFF'S RETURN OF SERVICE

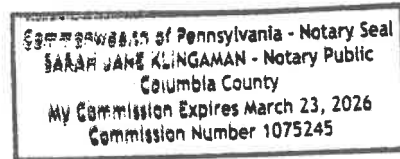
09/18/2024 11:16 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: ELLIOTT DEFRANCESCO AT 420 MAIN STREET, 1092 LEGIC STREET, WILBURTON, PA 17888. THE ADDRESS WAS FOUND TO BE VACANT.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 19, 2024



NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2024

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
DANIELLE WHYNE (et al.)

Case Number
2023CV211

SHERIFF'S RETURN OF SERVICE

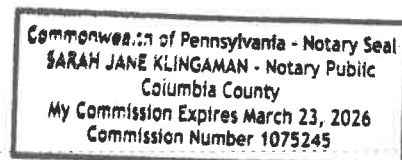
09/18/2024 11:16 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: DANIELLE WHYNE AT 420 MAIN STREET, 1092 LEGION STREET, WILBURTON, PA 17888. THE ADDRESS WAS FOUND TO BE VACANT.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 19, 2024



NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2024

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
WHYNE, DANIELLE (et al.)

Case Number
2023CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 79

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/30/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ELLIOTT DEFRANCESCO

Primary Address: 420 MAIN STREET
1092 LEGION STREET
WILBURTON, PA 17888 Bad

Phone: **DOB:**

Alternate Address: 128 S PINE STREET
MT. CARMEL, PA 17851

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: House is vacant

Relation:

Date: **Time:**

Deputy: **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:**

Service Attempts:

Date:	9/18/24					
Time:	11:16					
Mileage:	—					
Deputy:	5	2	3	4	5	6

Service Attempt Notes:

1. Property vacant.
2. _____
3. _____
4. _____
5. _____
6. _____

DEFRANCESCO, ELLIOTT 2023CV211 20 MAIN STREET, 1092 LEGION STREET, WILBURTON, PA, NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
WHYNE, DANIELLE (et al.)

Case Number
2023CV211

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	79
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 10/30/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	DANIELLE WHYNE
Primary Address:	420 MAIN STREET 1092 LEGION STREET WILBURTON, PA 17888
Phone:	DOB:
Alternate Address:	128 S PINE STREET MT. CARMEL, PA 17851
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

WHYNE, DANIELLE

2023CV211

20 MAIN STREET, 1092 LEGION STREET, WILBURTON, P, NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
WHYNE, DANIELLE (et al.)

Case Number
2023CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 79

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/30/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
House Appears vacant.

Serve To:

Name: OCCUPANT

Primary Address: 420 MAIN STREET
1092 LEGION STREET
WILBURTON, PA 17888

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 09/17/24 **Time:** 13:50

Deputy: #7 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT
2023CV211
20 MAIN STREET, 1092 LEGION STREET, WILBURTON, P, NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
WHYNE, DANIELLE (et al.)

Case Number
2023CV211

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/30/2024 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	420 MAIN STREET WILBURTON, PA 17888
Phone:	DOB:
Alternate Address:	1092 Logan St
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	9-13	Time:	1345
Deputy:	TC	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2023CV211

420 MAIN STREET, WILBURTON, PA 17888

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
DANIELLE WHYNE (et al.)

Case Number
2023CV211

SHERIFF'S RETURN OF SERVICE

09/13/2024 01:45 PM - SHERIFF TIMOTHY T CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, STATE: SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 420 MAIN STREET, WILBURTON, PA 17888.

SO ANSWERS,

September 13, 2024

TIMOTHY T. CHAMBERLAIN, SHERIFF

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

13TH day of SEPTEMBER, 2024

Plaintiff Attorney: MCCABE WEISBERG & CONWAY PC 123 S. BROAD STREET SUITE 2080 PHILADELPHIA PA 19109

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV211

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffSales in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 30, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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 "Hazel 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. 1 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

Seized and taken into execution to be sold as the property of DANIELLE WHYNE, ELLIOTT DEFRANCESCO in suit of FULTON BANK NA.

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 eight (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 to either sue the bidder for the balance due without a resale of the 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
MCCABE, WEISBERG & CONWAY PC Columbia County, Pennsylvania
PHILADELPHIA, PA 215-790-1010

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 09/10/2024

Account: 3994
Name: tchamberlain@columbiapa.org
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone:

Ad ID: 182100
Description: Whyne, defrancesco Sale
Run Dates: 10/09/2024 - 10/23/2024
Class: 0002
Orig User: sshotwel
Words: 692
Lines: 83
Agate Lines: 222
Depth: 9.22
Blind Box:

Total Ad Cost \$1,579.10
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	10/09/2024	10/23/2024	3	1,579.10

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Fulton Bank, NA

Plaintiff

v.

Danielle M. Whyne and Elliott F. DeFrancesco

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2024 Term 79 E.D.

No. _____ Term _____ A.D.

No. 2023-CV-211 Term _____ J.D.

WRIT OF EXECUTION

MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 420 Main Street, Wilburton, PA 17888

Amount Due	\$	18,052.68
Interest from 04/27/23 to DATE OF SALE	\$	
plus \$2.96 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated: 8/28/2024
(SEAL)

Stephanie Stroup
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Melissa Traugh Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2023-CV-211 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Fulton Bank, NA

v.

Danielle M. Whyne and Elliott F. Defrancesco

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

Marisa Myers Cohen, Esq.

Chelsea A. Nixon, Esq.

Joseph I. Foley, Esq.

Jerome Blank, Esq.

Andrew M. Lubin, Esq.

Nathalie Paul, Esq.

Barbara Fein, Esq.

Attorneys for Plaintiff

REAL ESTATE OUTLINE

ED # 2024 ED 79

DATE RECEIVED 8-28-24
DOCKET AND INDEX 2023 CV 211

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	<i>need to change</i>
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>313768</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE	<u>Oct. 30th</u>	TIME <u>9:00</u>
POSTING DATE	_____	_____
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>9th</u>	_____
	2 ND WEEK <u>16th</u>	_____
	3 RD WEEK <u>23th</u>	_____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
WHYNE, DANIELLE (et al.)

Case Number
2023CV211

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 79

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 10/30/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Julie Klinger

Relation: Clerk

Date: 9-4-24 **Time:** 1601

Deputy: 6 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2023CV211 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



FULTON BANK NA
vs.
WHYNE, DANIELLE (et al.)

Case Number
2023CV211

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	79
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/30/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	Clerk		
Date:	9-4-24	Time:	1600
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
--------------	------------------------------	---------------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2023CV211

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV211

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffSales in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 30, 2024
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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. 1 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

Seized and taken into execution to be sold as the property of DANIELLE WHYNE, ELLIOTT DEFRANCESCO in suit of FULTON BANK NA.

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 eight (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 to either sue the bidder for the balance due without a resale of the 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date: September 4, 2024

Re: Sheriffs Sale Advertising Dates

Fulton Bank N.A.

VS.

Danielle M. Whyne & Elliott F. Defranesco

No. 211 of 2023 J.D. and No. 79 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week October 9th 2024

2nd Week October 16th 2024

3rd Week October 23rd 2024

SALE DATE: **October 30th 2024 @ 9:00 a.m**

I will expose the following described property at public sale at www.bid4assets.com/ColumbiaPASheriffSales

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

LEGAL DESCRIPTION

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. 1 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

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 3091 18
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
BARBARA FEIN, ESQUIRE - ID # 53002
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
215 790-1010

Fulton Bank, NA,

Plaintiff,

Danielle M. Whyne,
and
Elliott F. Defrancesco,

Defendants.

Columbia County
Court of Common Pleas

Number: 2023-CV-21 1

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Danielle M. Whyne
128 S. Pine Street
Mt. Carmel, PA 17851

Elliott F. Defrancesco
128 S. Pine Street
Mt. Carmel, PA 17851

Danielle M. Whyne
420 Main Street
Wilburton, PA 17888

Elliott F. Defrancesco
420 Main Street
Wilburton, PA 17888

Your house (real estate) at 420 Main Street, Wilburton, Pennsylvania 17888 is scheduled to be sold at Sheriffs Sale to enforce the court judgment of \$ 18,052.68 obtained by Fulton Bank, NA against the above premises. Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at www.bid4assets.com/ColumbiaPASheriffSales on: **October 30th 2024 @ 9:00 a.m.**

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

MARISA MYERS COHEN, ESQUIRE - ID 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
NATHALIE PAUL, ESQUIRE - ID # 3091 18
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BARBARA FEIN, ESQUIRE - ID # 53002
JEROME BLANK, ESQUIRE - ID # 49736

Attorneys for Plaintiff

1420 Walnut Street, Suite 1501
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215 790-1010

Fulton Bank, NA,

Plaintiff,

Danielle M. Whyne,
and
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Defendants.

Columbia County
Court of Common Pleas

Number: 2023-CV-21 1

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675
BARBARA FEIN, ESQUIRE - ID # 53002
JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Fulton Bank, NA,
Plaintiff,

v.

Danielle M. Whyne,
and
Elliott F. Defrancesco,
Defendants.

Columbia County
Court of Common Pleas

Number: 2023-CV-211

2024-ED-79

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:
SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Danielle M. Whyne and Elliott F. Defrancesco, are not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendants, Danielle M. Whyne and Elliott F. Defrancesco, are over eighteen (18) years of age, and reside as follows:

Danielle M. Whyne
128 S. Pine Street
Mt. Carmel, PA 17851

Elliott F. Defrancesco
128 S. Pine Street
Mt. Carmel, PA 17851

SWORN AND SUBSCRIBED

BEFORE ME THIS 23 DAY

OF August, 20 24

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
CHRISTINA BURNS, Notary Public
Philadelphia County
My Commission Expires June 21, 2025
Commission Number 1398030

DATE: 8/23/24

McCABE, WEISBERG & CONWAY, LLC

BY: [Signature]

- Marisa Myers Cohen, Esq.
 - Chelsea A. Nixon, Esq.
 - Joseph I. Foley, Esq.
 - Jerome Blank, Esq.
 - Andrew M. Lubin, Esq.
 - Nathalie Paul, Esq.
 - Barbara Fein, Esq.
- Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
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1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Fulton Bank, NA,
Plaintiff,

v.

Danielle M. Whyne,
and
Elliott F. Defrancesco,
Defendants.

Columbia County
Court of Common Pleas

Number: 2023-CV-211

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

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Danielle M. Whyne
128 S. Pine Street
Mt. Carmel, PA 17851

Elliott F. Defrancesco
128 S. Pine Street
Mt. Carmel, PA 17851

SWORN AND SUBSCRIBED

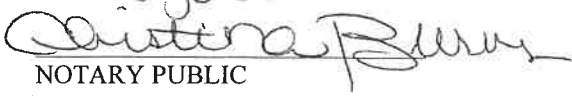
DATE: 8/23/24

BEFORE ME THIS 23 DAY

McCABE, WEISBERG & CONWAY, LLC

OF AUGUST, 20 24

BY: 


NOTARY PUBLIC

- Marisa Myers Cohen, Esq.
 - Chelsea A. Nixon, Esq.
 - Joseph I. Foley, Esq.
 - Jerome Blank, Esq.
 - Andrew M. Lubin, Esq.
 - Nathalie Paul, Esq.
 - Barbara Fein, Esq.
- Attorneys for Plaintiff

Commonwealth of Pennsylvania - Notary Seal
CHRISTINA BURNS, Notary Public
Philadelphia County
My Commission Expires June 21, 2025
Commission Number 1398030

LEGAL DESCRIPTION

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. 1 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

FAX COVER SHEET

To: From: Kristen Small

Company: Date: 10/13/23 11:52:04 AM

Fax Number: 5703895625 **Pages (Including cover):** 3

Re: Sale Postponement For No. 2023-CV-211 MWC: 22-102253

Notes:

Re: Fulton Bank, NA vs. Danielle M. Whyne and Elliott F. Defrancesco
 Columbia County; C.C.P; No. 2023-CV-211
 Premises: 420 Main Street, Wilburton, PA 17888



Kristen Small
 Legal Assistant
 McCabe, Weisberg & Conway, LLC
 Suite 201
 216 Haddon Ave.
 Westmont, NJ 08108
 KSmall@mwc-law.com
 Main: (215) 790-1010
 Direct: (215) 790-5959
 Fax: (215) 790-1274
 Escalation: EscalatedNJ@mwc-law.com

Serving DC, DE, FL, MD, NJ, NY, PA and VA



To our valued clients and vendors, we like to recognize our team members for exceptional service.

If you had exceptional service, please click here:  and let us know.



McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARISA MYERS COHEN, ESQUIRE - ID # 87830
ANDREW M. LUBIN, ESQUIRE - ID # 54297
CHELSEA A. NIXON, ESQUIRE - ID # 324130
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JEROME BLANK, ESQUIRE - ID # 49736

1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Fulton Bank, NA,
Plaintiff,
v.
Danielle M. Whyne,
and
Elliott F. Defrancesco,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2023-CV-211

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
420 Main Street, Wilburton, Pennsylvania 17888
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Danielle M. Whyne
128 S. Pine Street
Mt. Carmel, Pennsylvania 17851


Elliott F. Defrancesco
128 S. Pine Street
Mt. Carmel, Pennsylvania 17851

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

Date: 8/23/24

McCABE, WEISBERG & CONWAY, LLC

BY: 
[] Marisa Myers Cohen, Esq. [] Andrew M. Lubin, Esq.
[/] Chelsea A. Nixon, Esq. [] Nathalie Paul, Esq.
[] Joseph I. Foley, Esq. [] Barbara Fein, Esq.
[] Jerome Blank, Esq.

Attorneys for Plaintiff

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Revenue
(Bureau of Compliance)
Dept. 281230
Harrisburg, PA 17128-1230



9590 9402 8689 3310 4310 71

Article Number (Transfer from service label)

9589 0710 5270 0284 4260 J2

PS Form 3811, July 2020 PSN 7590-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

PA DEPARTMENT OF REVENUE

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

US Mr. General Office
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754



9590 9402 8758 3310 2620 70

Article Number (Transfer from service label)

9589 0710 5270 0284 4261 J1

PS Form 3811, July 2020 PSN 7590-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

Aminda Davis-Bates 10 Sept 24

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept of Rev. Lien Section
P.O. Box 280948
Harrisburg PA 17128-0948



9590 9402 8758 3310 2620 18

Article Number (Transfer from service label)

9589 0710 5270 0284 4261 J1

PS Form 3811, July 2020 PSN 7590-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

Aminda Davis-Bates 10 Sept 24

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

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Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

U.S.A. Middle Dist.
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503



9590 9402 8758 3310 2620 87

Article Number (Transfer from service label)

9589 0710 5270 0284 4260 J1

PS Form 3811, July 2020 PSN 7590-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

Aminda Davis-Bates 10 Sept 24

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

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Harrisburg PA 17128-0948



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A. Signature

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 Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

Aminda Davis-Bates 10 Sept 24

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
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 Collect on Delivery Restricted Delivery
 Restricted Delivery
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9589 0710 5270 0284 4261 J1

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1. Article Addressed to:
Common of Penn
 Department of Public Welfare
 Bureau of Child Support Enforcement
 P.O. Box 2675
 Harrisburg, PA 17105

ATTN: Dan Richard

2. Article Number (Transfer from service label)
 9590 9402 8758 3310 2620 56
 9589 0710 5270 0284 4264

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X

B. Received by (Printed Name) **SL GO** C. Date of Delivery **SEP 07 2021**

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

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Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Dept. of Public Welfare
 Willow Oak Building
 P.O. Box 8486
 Harrisburg, PA 17105-8486

2. Article Number (Transfer from service label)
 9590 9402 8758 3310 2620 25
 9589 0710 5270 0284 4264

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X

B. Received by (Printed Name) **SL GO** C. Date of Delivery **SEP 07 2021**

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
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1. Article Addressed to:
Common of Penn
 Department of Public Welfare
 Bureau of Child Support Enforcement
 P.O. Box 2675
 Harrisburg, PA 17105

ATTN: Dan Richard

2. Article Number (Transfer from service label)
 9590 9402 8758 3310 2620 56
 9589 0710 5270 0284 4264

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X

B. Received by (Printed Name) **SL GO** C. Date of Delivery **SEP 07 2021**

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
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Common of Penn
 Department of Public Welfare
 Bureau of Child Support Enforcement
 P.O. Box 2675
 Harrisburg, PA 17105

ATTN: Dan Richard

2. Article Number (Transfer from service label)
 9590 9402 8758 3310 2620 56
 9589 0710 5270 0284 4264

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X

B. Received by (Printed Name) **SL GO** C. Date of Delivery **SEP 07 2021**

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

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1. Article Addressed to:
Common of PA Individual Tax
 6th Floor, Strawberry Square
 Department #280601
 Harrisburg, PA 17128

2. Article Number (Transfer from service label)
 9590 9402 8758 3310 2620 32
 9589 0710 5270 0284 4264

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X

B. Received by (Printed Name) **With USPS 17107** C. Date of Delivery **SEP 10 2021**

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

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1. Article Addressed to:
Common of PA Individual Tax
 6th Floor, Strawberry Square
 Department #280601
 Harrisburg, PA 17128

2. Article Number (Transfer from service label)
 9590 9402 8758 3310 2620 32
 9589 0710 5270 0284 4264

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X

B. Received by (Printed Name) **With USPS 17107** C. Date of Delivery **SEP 07 2021**

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

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 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Office of F.A.I.R.
 P.O. Box 8010
 Harrisburg, PA 17107

2. Article Number (Transfer from service label)
 9590 9402 8689 3310 4310 88
 9589 0710 5270 0284 4264

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X

B. Received by (Printed Name) **With USPS 17107** C. Date of Delivery **SEP 07 2021**

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
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1. Article Addressed to:
Office of F.A.I.R.
 P.O. Box 8010
 Harrisburg, PA 17107

2. Article Number (Transfer from service label)
 9590 9402 8689 3310 4310 88
 9589 0710 5270 0284 4264

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee
 X

B. Received by (Printed Name) **With USPS 17107** C. Date of Delivery **SEP 07 2021**

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
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SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Dept. of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriffs Sales

1. Article Addressed to:
Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2620 01

Article Addressed to:
9589 0710 5270 0284 4261

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]
 Agent
 Addressee

B. Received by (Printed Name)
SCOTT NGO

C. Date of Delivery
SEP 07 2024

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2619 74

Article Addressed to:
9589 0710 5270 0284 4260

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Dept. of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriffs Sales

1. Article Addressed to:
Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2620 01

Article Addressed to:
9589 0710 5270 0284 4261

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]
 Agent
 Addressee

B. Received by (Printed Name)
With USPS 17107

C. Date of Delivery
SEP 07 2024

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2620 01

Article Addressed to:
9589 0710 5270 0284 4261

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Elliott F. DeFrancesco
28 S. Pine Street
Mt. Carmel, PA 17851

1. Article Addressed to:
Elliott F. DeFrancesco
28 S. Pine Street
Mt. Carmel, PA 17851

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2619 50

Article Addressed to:
9589 0710 5270 0284 4260

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]
 Agent
 Addressee

B. Received by (Printed Name)
ELIOTT DEFRANCO

C. Date of Delivery
SEP 10 2024

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2620 63

Article Addressed to:
9589 0710 5270 0284 4260

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
IRS
7940 Kentucky Drive
Mail Stop 2850F
Florence, KY 41042

1. Article Addressed to:
IRS
7940 Kentucky Drive
Mail Stop 2850F
Florence, KY 41042

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2620 63

Article Addressed to:
9589 0710 5270 0284 4260

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]
 Agent
 Addressee

B. Received by (Printed Name)
ELIOTT DEFRANCO

C. Date of Delivery
SEP 10 2024

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2619 50

Article Addressed to:
9589 0710 5270 0284 4260

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Elliott F. DeFrancesco
28 S. Pine Street
Mt. Carmel, PA 17851

1. Article Addressed to:
Elliott F. DeFrancesco
28 S. Pine Street
Mt. Carmel, PA 17851

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery

Signature Confirmation
 Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 8758 3310 2619 50

Article Addressed to:
9589 0710 5270 0284 4260

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
COP - Inheritance Tax Office
 110 North 8th Street
 Suite #204
 Philadelphia, PA 19107

2. Article Number (Transfer from service label)
9589 0710 5270 0284 4262 27

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
 Collect on Delivery

B. Received by (Printed Name)
NOT RECD
CEVID-19

C. Date of Delivery
9/24

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
U.S. Treasury Department
 600 Arch Street
 Room 3259
 Philadelphia, PA 19106

2. Article Number (Transfer from service label)
9589 0710 5270 0284 4262 27

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
 Collect on Delivery

B. Received by (Printed Name)
WHS

C. Date of Delivery
9/24

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Danielle Whyne
 128 S. Pine Street
 Mt. Carmel, PA 17851

2. Article Number (Transfer from service label)
9589 0710 5270 0284 4262 27

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
 Collect on Delivery

B. Received by (Printed Name)
Danielle Whyne

C. Date of Delivery
9/24

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Danielle Whyne
 128 S. Pine Street
 Mt. Carmel, PA 17851

2. Article Number (Transfer from service label)
9589 0710 5270 0284 4262 27

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature
 Registered Mail™ Delivery
 Certified Mail®
 Collect on Delivery

B. Received by (Printed Name)
Danielle Whyne

C. Date of Delivery
9/24

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Signature Confirmation Restricted Delivery

McCABE, WEISBERG & CONWAY, LLC

PA ATTORNEY OPERATING ACCOUNT

1420 WALNUT STREET, SUITE 1501

PHILADELPHIA, PA 19102

(215) 790-1010



313768

NO. 313768

55-760312

PAY: One thousand three hundred fifty and NO/100

DATE 08/26/2024 AMOUNT \$1,350.00

2 SIGNATURES REQUIRED OVER \$10,000.00
VOID AFTER 180 DAYS

Sheriff of Columbia County

TO THE ORDER OF PA

Listing Prop for Sheriff Sale(22-102253) - Whyne, Danielle & DeFrancisco, Elliott

⑆ 313768 ⑆ ⑆ 031207607⑆ 8026350267 ⑆

2024 ED 79