SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026CV235

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

WEDNESDAY, OCTOBER 21, 2026
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 THAT CERTAIN piece, parcel, or lot of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point in the center of Township Route 617 and in line of lands, now or formerly, of Sheatler;
THENCE by the latter through an iron pin on the Northern side of said township road, North 5 degrees 36 minutes East, 365.2 feet to an iron pin in line of other lands, now or formerly, of Elmer Wurst, Jr. and Elizabeth Ann Wurst;
THENCE by the same the following 2 courses and distances:
(1)South 84 degrees 24 minutes East, 156.2 feet to an iron pin;
(2)THENCE South 5 degrees 36 minutes West, 260 feet through an iron pin on the Northern side of Township Route 617 to a point in the center thereof;
THENCE by the same the following 2 courses and distances:
(1)South 59 degrees 44 minutes West, 115.4 feet to a point;
(2)THENCE South 64 degrees 38 minutes west, 73.1 feet to the place of BEGINNING.
CONTAINING 1.13 acres.
This description was prepared from draft of survey of Richard Gerard Wood, P.E., dated April 19, 1977.
Also known as Tax Parcel Number: 29-01-00503 Property Address: 54 Engle Road, Millville, PA 17846
BEING THE SAME PREMISES which Christopher C. Badalucco and Elizabeth Letteer, by their deed dated November 3, 2021, and recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, at Instrument Number 202111336, granted and conveyed to Joseph P. Gailan.

PROPERTY ADDRESS: 54 ENGLE ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-01-00503

Seized and taken into execution to be sold as the property of JOSEPH PASCUA GAILAN in suit of SELENE FINANCE, LP.

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 failts 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 agiainst 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 conneciton 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:
PADGETT LAW GROUP
MEDIA, PA 850-422-2520

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.