

# SHERIFF'S SALE

Wednesday, September 5th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV333 AND CIVIL WRIT NO. 2018CV333 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel or lot of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point along the Easterly side of L.R. 19077, said point being common to the line of lands of now or formerly F. Young; thence along the line of lands of now or formerly F. Young North 58 degrees 26 minutes 20 seconds East 9.00 feet to an iron pin corner; thence along the same South 45 degrees 29 minutes 08 seconds East 490.00 feet to an iron pin corner; thence along the line of lands of now or formerly Charles Stitz North 23 degrees 44 minutes 24 seconds East 230.00 feet to an iron pin corner; thence along the same North 31 degrees 03 minutes 03 seconds West 317.70 feet to an iron pin corner; thence along other lands of now or formerly Joseph L. Jr. and Luella B. Young South 67 degrees 57 minutes 45 seconds West 323.30 feet to a point along the Easterly side of L.R. 19077; thence along the Easterly side of L.R. 19077 South 31 degrees 33 minutes 40 seconds East 26.50 feet to the place of beginning. Containing 2.43 acres of land.

EXCEPTNG and RESERVING from the above described parcel of land an easement over a 50 foot strip of land located along and parallel to L.R. 19077 to be used for ingress and egress by Joseph L. Young Jr. and Luella B. Young, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Ronald E. McBride and Phyllis J. McBride, h/w, as tenants by the entirety, by Deed from Joseph L. Young, Jr. and Luella B. Young, h/w, Dated 07/03/1987, Recorded 07/06/1987, in Book 392, Page 35.

PHYLLIS J. MCBRIDE was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of PHYLLIS J. MCBRIDE's death on or about 12/11/2009, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 19 10 01303000

Premises Being: 402 WALLER ROAD, BENTON, PA 17814-7859

PROPERTY ADDRESS: 402 WALLER ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 19 10 0130 3000

## **TERMS OF SALE**

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>