

SHERIFF'S SALE

Wednesday, March 20th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1313 AND CIVIL WRIT NO. 2018CV1313 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:

PARCEL NO. 1 :

ALL THAT CERTAIN piece, parcel and tract of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and escribed as follows, to wit:

BEGINNING at a rebar (set) common corner with lands now or formerly of Richard L. and Nancy L. Slusser and in the centerline of Township Route No. 808; Thence along the centerline of said Township Route No. 808 the following bearing and distances: North 1 degree 07' 26" West, 116.23 feet to a rebar (set); Thence North 1 degree 45' 26" East, 78.53 feet to a rebar (set); Thence North 7 degrees 28' 56" East, 106.14 feet to a rebar (set); Thence North 13 degrees 33' 05" East, 87.32 feet to a Railroad spike (set); Thence North 18 degrees 44' 14" East, 151.40 feet to a Railroad Spike (set) in the centerline of said Township Route No. 808; Thence along lands now or formerly of Richard and Edith Rehling, South 74 degrees 48' 21 " East, 280.53 feet to a rebar (set) common corner with lands now or formerly of Ruth V. Marr; Thence along lands now or formerly of said Marr, South 9 degrees 14' 08" West, 456.69 feet to a rebar (set) common corner with lands now or formerly of the aforesaid Richard L. and Nancy L. Slusser; Thence along lands now or formerly of said Slusser, South 89 degrees 12' 08" West, 280.50 feet to a rebar, the place of BEGINNING.

BEING the same premises that Robyn L. Roberts, Administratrix of the Estate of Richard J. Roberts, Deceased, and Robyn L. Roberts, Widow, in her own right, and Carl R. Roberts, Single, and Kathleen B. Roberts, Single, and Andrew R. Roberts, Single, being all of the intestate heirs of Richard J. Roberts, Deceased, by Deed dated June 7, 2018, and recorded with the Register and Recorder of Columbia County, Pennsylvania, on June 8, 2018, to Instrument Number 201804265, granted and conveyed unto Robyn L. Roberts, Widow.

THIS subdivision was approved "not for development" by the Columbia County Planning Commission on May 24, 1982. This parcel of ground may not be developed by the Grantees, their assigns or successors without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND.

THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 282 Kearkuff Road, Benton, PA, 17814
PROPERTY IMPROVED: Vacant Land — 3.41 Acres

TAX PARCEL NUMBER: 32-08-024-09

PARCEL NO. 2:

ALL THAT CERTAIN parcel of land, situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located along Township Road No. 808, leading from Legislative Route 19016 to Legislative Route 19074; Thence two hundred sixty-four feet East Northeast (264.00 ft. E. NE.) to an iron pin; Thence South Southwest one hundred sixty-five feet (S. SW. 165.00 ft) to an iron pin; Thence West Northwest two hundred sixty-four feet (W. NW. 264.00 ft) to an iron pin along Township Route 808; Thence along said road one hundred sixty-five feet (165.00 ft.) to the point of BEGINNING.

CONTAINING one acre (1.00 A.) more or less. Taken from lands now or formerly of Ezekiel H. Marr and Ruth Marr, his wife. This

land bounded by lands now or formerly of Ezekiel H. Marr and Ruth Marr, his wife.

BEING the same premises which Harry E. Renner, Single, by Deed dated October 30, 2000, and recorded with the Register and Recorder of Columbia County on November 3, 2000, to Instrument No. 200010313, granted and conveyed unto Richard J. Roberts and Susan E. Roberts, Husband and Wife. The said Susan E. Roberts died on April 16, 2007, whereby title vested in Richard J. Roberts as surviving tenant by the entireties.

PROPERTY ADDRESS: 282 KearkuffRoad, Benton, PA, 17814

PROPERTY IMPROVED: Single Family Dwelling — 1 Acre

TAX PARCEL NUMBER: 32-08-024-03

PROPERTY ADDRESS: 282 KEARKRUFF ROAD, BENTON, PA 17814

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.