

SHERIFF'S SALE

Wednesday, September 9th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1349 AND CIVIL WRIT NO. 2018CV1349 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 the Township of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron rod found at the northeasterly corner of land of William and Thelma Krasiewski and running; THENCE along line the southerly side of a right of way and line of land of Elsie M. Weaver, North 74 degrees 27 minutes East 159.67 feet to an iron rod set; THENCE along line of land of said Weaver, South 18 degrees 12 minutes East, 273.08 feet to an iron rod set in line of land of George L. Rohrbach; THENCE along line of land of said Rohrbach, South 74 degrees 27 minutes West 159.67 feet to an iron rod found at the southeasterly corner of land of the aforesaid Krasiewski; THENCE along line of land of said Krasiewski, North 18 degrees 12 minutes West, 273.08 feet to an iron rod, place of BEGINNING.

CONTAINING 1.00 acre of land in all as more fully shown on a draft of survey dated May 7, 1984 and prepared by James D. Creasy Registered Surveyor No. 22377 — E, who also wrote the above description.

BEING KNOWN AS: 43 WEAVERS LANE, CATAWISSA, PA 17820
PROPERTY ID NUMBER: 09-04-003-14

BENG THE SAME PREMISES WHICH FRANKLIN D. SCHRADER BY DEED DATED 5/26/2015 AND RECORDED 6/5/2015 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201504295, GRANTED AND CONVEYED UNTO FRANKLN D. SCHRADER, TRUSTEE OF THE IRREVOCABLE SCHRADER CATAWISSA HON,E TRUST.

PROPERTY ADDRESS: 43 WEAVERS LANE, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 09-04-003-14

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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