

# SHERIFF'S SALE

Wednesday, July 29th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1306 AND CIVIL WRIT NO. 2019CV1306 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 THOSE CERTAIN pieces or parcels of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as to-wit:

PARCEL NO. 1:

BEGINNING at a metal pin becoming the west corner of said lands and running parallel with State Route 239, One hundred sixty (160) feet southeast to the line now or formerly of John R. Kitchen Estate; thence East fifty (50) feet to a metal pin on the line now or formerly of Eh-arman Doty and Thelma Doty, his wife, and John R. Kitchen Estate, One hundred sixty (160) feet along woods now or formerly of Furman Doty and Thelma Doty, his wife, to a metal pin North; thence fifty (50) feet West to the place of Beginning. Being the northwest corner of the land herein conveyed.

PARCEL NO. 2:

Add to present property now or late of Gerald and Patricia Doty a parcel of land (IOC.) feet by 160 feet starting at metal pin at the northwest corner proceeding West toward State Route 239 along the property now or formerly of Furman and Thelma Doty 100 feet to a metal pin; thence running southeast 160 feet parallel with State Route 239 along property now or formerly of Furman and Thelma Doty, to the property line now or formerly of John R. Kitchen Estate to a metal pin proceeding 100 feet East to a metal pin now or formerly of Gerald and Patricia Doty, property recorded in Decd Book 273, page 448, Columbia County, Bloomsburg, Pennsylvania.

PARCEL NO. 3:

BEGINNING at a rebar (found) on the eastern right-of-way of State Route. 239 and common corner with lands now or late of John Brosious; THENCE along lands now or late of Brosious, North 59 degrees 48 minutes 47 seconds East, 102.09 feet to an iron pipe(found) common corner with lands now or late of J. Frank, Jr. and Marie Brink; THENCE along lands now or late of Brink, North 81 degrees 03 minutes 04 seconds East, 940.91 feet to a rebar (set) in line of lands now or late of John Wayne and Virginia L. Yorks; THENCE along lands now or late of Yorks, South 20 degrees 46 minutes 01 seconds West 534.30 feet to a rebar (set) common corner with lands now or late of Lester and Eileen Benjamin; THENCE along lands now or late of Benjamin, South 81 degrees 44 minutes 07 seconds West, 433.77 feet to a point common corner with lands now or late of Gerald and Patricia Doty; THENCE along lands now or late of Doty, North 10 degrees 45 minutes 58 seconds West, 155.83 feet to rebar (set); THENCE along lands now or late of Doty, North 10 45 minutes 58 seconds West, 155.83 feet to a rebar (set); THENCE along same South 81 degrees 41 minutes 07 seconds West, 42.05 feet to a rebar (set) common corner with lands now or late of Robert. A. & Kay R. Fritz; THENCE along lands now or late of Fritz, North 14 degrees 27 degrees 41 seconds West, 200.80 feet to a point; THENCE along same, North 37 degrees 45 minutes 09 seconds West, 68.79 feet to a point; THENCE along same, North 63 degrees 29 minutes 48 seconds West, 34.33 feet to a point; THENCE along same, North 76 degrees 40 minutes 16 seconds West, 17.90 feet to a point; THENCE along same, South 81 degrees 03 minutes 04 seconds West 90.25 feet to an iron pipe (found) common corner with other lands now or late of Robert A. & Kay R. Fritz; THENCE along other lands now or late of Fritze, South 59 degrees 48 minutes 47 seconds West 101.30 feet to a rebar (set) on the eastern right-of-way of the aforesaid State Route 239; THENCE along the said right-of-way, North 26 degrees 21 minutes 33 seconds West, 16.16 feet to the place of Beginning CONTAINING 6.627 acres.

TAX PARCEL e: 19-05-01903

PROPERTY ADDRESS; 1056B STATE ROUTE 239, BENTON, PA 17814

BEING THE SAME PREMISES which Patricia Doty, widow, by Deed dated November 29, 2007 and recorded January 17, 2008 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument No. 200800553, granted and conveyed unto DOUGLAS P. COOPER and PATRICIA M. COOPER, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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UPI / TAX PARCEL NUMBER: 19-05-01903

## 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.