

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1474 AND CIVIL WRIT NO. 2019CV1474 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 TRACT OF LAND SITUATE MAIN TOWNSHIP COLUMBIA COUNTY, PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCENIC AVENUE. SAID POINT BEING THE NORTHEAST CORNER OF THE DESCRIBED LOT: THENCE ALONG THE WESTERLY SIDE OF LOT NO. 192 THE FOLLOWING TWO COURSES DISTANCES: (1) SOUTH 31 DEGREES 13 MINUTES 53 SECONDS EAST. A DISTANCE OF 152.43 FEET; (2) SOUTH 71 DEGREES 13 MINUTES 53 SECONDS WEST. A DISTANCE OF 150.00 FEET: THENCE ALONG A RECREATION AREA AND THE EASTERLY SEDE OF LOT 168, NORTH 14 DEGREES 08 MINUTES 55 SECONDS WEST. 156.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SCENIC AVENUE, THENCE ALONG SAME. BY THE FOLLOWING TWO COURSES AND DISTANCES: (1) ON A CURVE TO THE LEFT WITH RADIUS OF 370.00 FEET AND CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 55 MINUTES 37 SECONDS EAST. A DISTANCE OF 78.55 FEET; (2) NORTH 70 DEGREES 50 MINUTES 00 SECONDS EAST. A DISTANCE OF 26.30 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.448 ACRES IN ALL, MORE OR LESS.

BEING SUBJECT TO THAT PORTION OF A 20 FOOT UTILITY AND DRAINAGE EASEMENT SITUATE NEAR THE EASTERLY, WESTERLY AND NORTHERLY LINES OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT PORTION OF 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT SITUATE ON THE SOUTHERLY OF THE ABOVE DESCRIBED PARCEL OF LAND. ALL OF THE ABOVE BEING MORE FULLY SHOWN AS LOT NO. 169 ON A DRAFT PREPARED BY BAFILE, JAMES AND ASSOCIATES DATED JUNE 30, 1990, LAST REVISED SEPTEMBER 12, 1994 (FILE NO. 8-20).

BEING KNOWN AS: 630 SCENIC AVENUE, BLOOMSBURG, PENNSYLVANIA 17815 TAX I.D. 22-01C-004

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH CLYDE E. YOHEY AND JOAN B. YOHEY, HUSBAND AND WIFE, BY DEED DATED MARCH 26, 1999 AND RECORDED MARCH 26, 1999 IN DEED BOOK 719, PAGE 486, GRANTED AND CONVEYED UNTO THE SAID THOMAS A. BAKER AKA THOMAS BAKER AKA THOMAS ANTHONY BAKER AND CHARLOTTE L. BAKER. CHARLOTTE L. BAKER DIED ON JANUARY 1, 2015, LEAVING TITLE VESTED SOLELY IN THOMAS A. BAKER BY OPERATION OF LAW. THOMAS A. BAKER DIED ON JANUARY 18, 2019. LETTERS OF ADMINISTRATION WERE GRANTED TO WILLIAM F. BAKER, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER AND DANIEL NOVICK, EXECUTOR OF THE ESTATE OF THOMAS A. BAKER ON MARCH 5, 2019.

REAL DEBT: \$133,769.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM F. BAKER EXECUTOR OF THE ESTATE OF THOMAS BAKER AND DANIEL NOVICK EXECUTOR OF THE ESTATE OF THOMAS BAKER

MCCABE, WEISBERG & CONWAY, LLC
123 SOUTH BROAD STREET, SUITE 1400
PHILADELPHIA, PA 19109

PROPERTY ADDRESS: 630 SCENIC AVENUE, BLOOMSBURG, PA 17815 UPI I TAX PARCEL NUMBER: 22-01C-004

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.