

SHERIFF'S SALE

Wednesday, July 28th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1232 AND CIVIL WRIT NO. 2019CV1232 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 LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING IN THE TOWNSHIP OF SUGARLOAF, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, DESIGNATED AS TRACT NO. 1 ON A MAP OF "MOUNTAIN VIEW RANCHETTES", RECORDED IN THE OFFICE

FOR THE RECORDER OF DEEDS AT BLOOMSBURG, PENNSYLVANIA, IN PLATE BOOK VOLUME PAGE AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF A PUBLIC ROAD LEADING FROM RED ROCK TO FIVE POINTS, SAID IRON BEING ALSO THE NORTHWESTERLY CORNER OF TRACT NO. 2 AS SHOWN ON THE AFORESAD MAP; THENCE IN AND ALONG THE CENTER LINE OF SAID PUBLIC ROAD, NORTH 3 DEGREES 07 MINUTES 04 SECONDS EAST FOR 370.00 FEET TO A POINT;

THENCE LEAVING THE CENTER LINE OF SAID PUBLIC ROAD AND ALONG LANDS NOW OR FORMERLY OF WILLIAM FINNEY, NORTH 88 DEGREES 40 MINUTES 39 SECONDS EAST (AT 20.00 FEET PASSING AN IRON) FOR 582.95 FEET TO AN IRON; THENCE ALONG LANDS OF OTHERS, SOUTH 3 DEGREES 25 MINUTES 39 SECONDS WEST FOR 404.20 FEET TO A

WOODEN STAKE AND STONES IN THE LINE OF TRACT NO. 2; THENCE ALONG TRACT NO. 2 NORTH 87 DEGREES 57 MINUTES 52 SECONDS WEST (AT 559.12 FEET PASSING AN IRON)

AND FOR 579.12 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.154 ACRES, MORE OR LESS, MAGNETIC MERIDIAN 1973.

BEING KNOWN AS: 196 RAKICH ROAD, BENTON, PENNSYLVANIA 17814

TAX I.D. 32-11-007-03.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH KATHRYN H. TAYLOR, DISTRIBUTEE UNDER THE ESTATE OF W. JACKSON TAYLOR, NOW DECEASED by deed dated January 23, 2009 and recorded January 23, 2009 in Instrument Number 200900597, granted and conveyed unto Kathryn H. Taylor.

PROPERTY ADDRESS: 196 RAKICH ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-11-007-03,000

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
MCCABE, WEISBERG & CONWAY PC
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Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
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