

SHERIFF'S SALE

Wednesday, January 26th, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2021CV723 AND CIVIL WRIT NO. 2021CV723 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 of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the State Road, thence by lands now or formerly of Harry Gibbons north 64 degrees 154.8 feet to an iron pin corner by the tail race; THENCE by lands now or formerly of J.J. Nather and Bloomsburg & Sullivan R. R. Company, now Reading Company, south 24 degrees 62 1/2 feet to an iron pin corner; THENCE by lands now or formerly of Harry Gibbons south 64 degrees east 142-1/2 feet to an iron pin corner; THENCE by the State Road north 3 degrees 15 minutes east 66-1/2 feet to the place of beginning. Upon which is erected a one-story frame bungalow.

This Document May Not Sell, Convey, Transfer, Include Or Insure The Title To The Coal And Rights 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 Crated, Transferred, Excepted Or Reserved By This Instrument. Subject to easements, restrictions, and covenants of record, if any.

BEING KNOWN AS: 160 MILL STREET, BENTON, PA 17814
PROPERTY ID NUMBER: 02-03-025

BEING THE SAME PREMISES WHICH L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW BY DEED DATED 7/3/1998 AND RECORDED 9/9/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 699 AT PAGE 0926, GRANTED AND CONVEYED UNTO L.V. HORN, A/K/A ALICE L.V. HORN, WIDOW, NOW DECEASED AND B. KAREEN KARNs.

PROPERTY ADDRESS: 160 MILL STREET, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 02-03-025

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
<http://www.sheriffofcolumbiacounty.com/>