

SHERIFF'S SALE

Wednesday, February 22nd, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV226 AND CIVIL WRIT NO. 2022CV226 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 and lot of land situate in the Village of Espy, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the southern side of Main Street in line of land now or formerly of Richard Dean Parks and Theresa A. Parks, his wife;

Thence in a southerly direction along said Parks land, 180 feet to a point on the northern side of an alley;

Thence in a westerly direction along the northern side of said alley, 30 feet to a point, in line of land now or formerly of George A. Doty and Shirley L. Doty, his wife;

Thence in a northerly direction along said Doty land, 180 feet to a point, on the southern side of Main Street;

Thence in an easterly direction along the southern side of said Main Street, 30 feet to a point, in line of land now or formerly of the said Richard Dean Parks, et ux, the Place of Beginning.

Property: 2322 Old Berwick Road Bloomsburg, PA 17815

Being the same premises that Robert L. Bennett, II, unmarried, and Tiffany D Bennett, unmarried, by deed dated 9/22/2008 and recorded 10/2/2008 in the office of the Recorder of Deeds in the County of Columbia, Commonwealth of Pennsylvania as Instrument No. 200810318 granted and conveyed to Robert L. Bennett, II.

Robert L. Bennett, II departed this life on 10/13/2017

Parcel No. 31-3001400000

NOTICE: 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 CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 2322 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C201400000

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
Richard M. Squire, Esq.
115 West Avenue, Suite 104
Jenkintown, PA 19046

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>