

# SHERIFF'S SALE

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Wednesday, July 25th, 2018 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2018-CV-171 AND CIVIL WRIT NO. 2018-CV-171 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:

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ALL THAT CERTAIN piece, parcel and lot of land situate in Valley View Lake, subdivision to Greenwood Township, Columbia County, Pennsylvania, known and described as Lots #50 and #51 of said Plot of Lots, bounded and described as follows:

BEGINNING at a corner in the line of lands of Ernest L. Roberts and said point being along the westerly line of the private drive on and through Valley View Lake Subdivision and the Southeast corner of lot #50; thence along the land of Ernest L. Roberts and of Valley View Lake Association, North 57 degrees 30 minutes West 175 feet to a point in line of Valley View Lake Association and said point being 12 feet eastwardly from the water line of Valley View Lake; thence along Valley View Lake Association, North 37 degrees 15 minutes East 60.2 feet to a corner at the Southwest corner of lot #49; thence along the southerly line of lot #49 South 57 degrees minutes East 150.5 feet to a corner along the westerly line of the aforesaid private drive through Valley View Lake Subdivision; thence along the westerly line of said private drive South 14 degrees 30 minutes West 63.1 feet to a point being the point and place of beginning. It being lots #50 and #51 of Valley View Lake subdivision. The aforesaid description prepared in accordance with Draft of Survey of E. Karl Wolfe, P.E., dated September 4, 1959.

SUBJECT, NEVERTHELESS to the easement of the private roadway through Valley View Lake Development as the same shall touch or pass through any portion of the lands hereinbefore described; said easement for the benefit of the lot owners of Valley View Lake Development and the Valley Lake Association.

THE SAID LOTS and premises shall be under and subject nevertheless to the covenants and restrictions for Valley View Lake Development as stated in Deed Book 256, page 11136.

TAX PARCEL #:17-03A-031-00,000

BEING KNOWN AS: 284 Valley View Lake, Millville, PA 17846

## **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  
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