

# SHERIFF'S SALE

Wednesday, June 11th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1379 AND CIVIL WRIT NO. 2013CV1379 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 Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Township Road #T-581 known as Blue Jay Road; THENCE along other lands now or formerly of Elizabeth Almroth, North 00 degrees 24 minutes 40 seconds West, passing through an iron pin set on the property line 20.0 feet from the place of beginning, 174.87 feet to an iron pin; THENCE by the same, North 89 degrees 35 minutes 20 seconds East, 348.54 feet to an iron pin; THENCE by the same, South 00 degrees 24 minutes 40 seconds East, 189.48 feet to a point in the centerline of said Blue Jay Road. The last mentioned line passing through an iron pin set on the property line, 30 feet previous to the last mentioned point in the centerline of said Blue Jay Road; THENCE along the centerline of the said Blue Jay Road, the following four (4) courses and distances: South 89 degrees 15 minutes 30 seconds West, 69.83 feet to a point; North 84 degrees 59 minutes 20 seconds West, 115.39 feet to a point; North 88 degrees 38 minutes 00 seconds West, 125.20 feet to a point; South 89 degrees 54 minutes 50 seconds West, 38.70 feet to a point, the place of BEGINNING.

THIS CONVEYANCE is made subject to the restrictions that mobile homes are prohibited on the premises.

THIS CONVEYANCE is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

BEING KNOWN AS: RR 2 BOX 287 a/k/a 110 Blue Jay Road, MILLVILLE, PENNSYLVANIA 17846

TAX I.D. #: 17,03-016-01,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

John R. Laughery, Jr. and Ann M. Laughery, by deed dated February 15, 2000 and recorded May 10, 2000 in, granted and conveyed unto Ann M. Laughery and John R. Laughery Jr..

PROPERTY ADDRESS: 110 BLUE JAY ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17,03-016-01,000

## 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.