

# SHERIFF'S SALE

Wednesday, February 11th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV417 AND CIVIL WRIT NO. 2014CV417 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 tract of land situate in Montour Township, Columbia County, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the Southern edge of land now or formerly of John D. and Sandra Vincent and at the Northeast corner of lands now or formerly of Lawrence E. and Florence E. Kile said iron pin being situate on the Northern edge of Legislative Route #19025 between Grovania And Catawissa; Thence along the edge of lands now or formerly of John D. and Sandra Vincent and Myron Keller, North 82 degrees 54 minutes 52 seconds, East 200 feet to a stone corner in place; Thence along lands now or formerly of Ruth C. Hatch, South 7 degrees 05 minutes 08 seconds East 2,392 feet to an iron pin in place; Thence along lands now or formerly of Thomas G. Wilma Mckenna, South 80 degrees 16

minutes 19 seconds, West 200.21 feet to an iron pin; Thence along lands now or formerly of Lawrence E. and Florence E. Kile, North 7 degrees 05 minutes 08 seconds, West 2,401.73 feet to an iron pin, the place of beginning.

CONTAINING 11.006 acres

LESS AND EXCEPTING ALL THAT CERTAIN portion of the premises as conveyed in deed book 610 page 795, dated November 9,

1995, to Dennis J. Buckley and Bettejean Buckley, husband and wife. The same parcel later conveyed in deed book 728 at page 341, dated June 15, 1999 to Kevin J. Buckley.

Parcel ID: 25-01-003-01

Tract No 2:

ALL THAT CERTAIN piece parcel and tract of land situate in Montour Township, Columbia County, more fully described as follows:

BEGINNING at a rebar found in concrete at the southeast corner of lands now or formerly of Barry L. and Patricia A. Wagner and on the Westerly line of lands now or formerly of Kevin J. Buckley;

Thence along the Westerly line of lands now or formerly of Kevin J. Buckley and along the Westerly line of other lands now or formerly of Dennis J. and Bettejean Buckley, South 05 degrees 49 minutes 07 seconds West a distance of 441.26 feet to a rebar set at the Northeast corner of Lot No.1; Thence along the Northerly line of said Lot No. 1, North 86 degrees 38 minutes 49 seconds West, a distance of 200.24 feet to a rebar set at the Southeast corner of Lot No.2; Thence along the Northerly line of said Lot No. 1, North 86 degrees 13 minutes 28 seconds East, a distance of 200.19 feet to the place of beginning.

CONTAINING 2.047 acres of land in all. All of the above being designated as Lot No. 3 as more fully shown on a survey draft prepared by Drumheller Surveying dated February 16, 2001.

Parcel ID: 25-01-003-08

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND

RIGHT 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 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. (THIS NOTICE IS

SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT

INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TITLE TO SAID PREMISES IS VESTED IN Frank J. Morley and Michael H. Hildreth, Joint Tenants, by Deed from Dennis J. Buckley, Jr, Trustee Under the Buckley Irrevocable Grantor Trust Dated August 10, 2006., dated 07/27/2007, recorded 09/04/2007 in Instrument Number 200709061.

Tax Parcel: 25,01-003-01,000

Premises Being: 920 Grovania Drive, Bloomsburg, PA 17815-9617

PROPERTY ADDRESS: 920 GROVANIA DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25,01-003-01,000

## 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.