

# SHERIFF'S SALE

Wednesday, June 7th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV546 AND CIVIL WRIT NO. 2016CV546 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 or lot of land located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a Mag Nail in the centerline of Township Route #523 (Megargell Road) at a common corner of lands now or formerly of David and Karen Sorce; Thence along Sorce, South Fourteen (14) degrees Thirty-eight (38) minutes Thirty-three (33) seconds West Seven Hundred Eighty-six and ninety-one hundredths (786.91) feet to an Iron Pin (set) in line of lands now or formerly of Donald W. and Joyce M. Megargell; Thence along Megargell, South Seventy-six (76) degrees Twenty-seven (27) minutes Ten (10) seconds West Two Hundred Ninety-three and Fifty-three hundredths (293.53) feet to a Stone (found) at a common corner of lands now or formerly of Clark Z. Buck, et al; Thence along Buck, South Seventy-six (76) degrees Thirty-nine (39) minutes Forty (40) seconds West One Thousand Forty-six and thirteen hundredths (1046.13) feet to an Iron Pin (set) at a common corner of lands now or formerly of Alfreda M. Kaiser; Thence along Kaiser, North Fifty-three (53) degrees Fifteen (15) minutes Five (5) seconds West Eight Hundred Sixty-six and twenty-nine hundredths (866.29) feet to a Mag Nail (set) in the Centerline of State Route #1007 (Stoney Brook Road), being a common corner of lands now or formerly of Calvin J. and Deborah L. Fox; Thence along Fox and lands now or formerly of Charles J. Hartkorn North Seventy-two (72) degrees Thirty-eight (38) minutes Ten (10) seconds West Seven Hundred Eighty and sixty-one hundredths (780.61) feet to an Iron Pin (set) at a common corner with Lot 'C'; Thence along Lot 'C' North zero (00) degrees Thirty-three (33) minutes Fifty (50) seconds West Seven Hundred Fifty-eight and thirty-eight hundredths (758.38) feet to a Mag Nail (set) in the Centerline of State Route #487 and in line of Lot 'B'; Thence along Lot 'B', and the Centerline of State Route #487 South Eighty-six (86) degrees Forty-eight (48) minutes Twenty (20) seconds East Thirty-one and sixty-eight hundredths (31.68) feet to a Mag Nail (set) in the Centerline of State Route #487; Thence along the Centerline and through State Route #487, along lands now or formerly of Donald C. Parr, Jr. along lands now or formerly of Sally I. Freed and through Township Route #523 (Megargell Road) South Eighty-three (83) degrees Twenty-one (21) minutes Forty (40) seconds East Eight Hundred Sixty-nine and thirty hundredths (869.30) feet to a Rail Road Spike (found) in the Centerline of State Route #1007 (Stoney Brook Road) and at a common corner of aforesaid Freed; Thence along Freed and through Township Route #523 (Megargell Road) South Seventy-nine (79) degrees Six (6) minutes Forty (40) seconds East One Hundred Ninety-one and forty hundredths (191.40) feet to a Rail Road Spike (found) in Township Route #523 (Megargell Road); Thence along Lot 'D' and the Centerline of Township Route #523 (Megargell Road) the following 21 (twenty-one) courses and distances, South Fifty-five (55) degrees Fifty-nine (59) minutes Forty (40) seconds East Fifty-six and thirty-three hundredths (56.33) feet to a Point; Thence South Forty-eight (48) degrees Twenty-two (22) minutes Twenty (20) seconds East Eighty-two and thirty-nine hundredths (82.39) feet to a Point; Thence South Forty-eight (48) degrees Twenty-four (24) minutes Twenty-five (25) seconds East Ninety-three and seventy-four hundredths (93.74) feet to a Point; Thence South Fifty-two (52) degrees Thirty-five (35) minutes Five (5) seconds East Fifty-one and fifty-one hundredths (51.51) feet to a Point; Thence South Fifty-five (55) degrees Thirty-one (31) minutes Thirty (30) seconds East One Hundred Two and sixty-three hundredths (102.63) feet to a Point; Thence South Fifty-seven (57) degrees Thirty-three (33) minutes Forty-five (45) seconds East Sixty-one and twenty-five hundredths (61.25) feet to a Point; Thence South Sixty-two (62) degrees Fifty-two (52) minutes zero (0) seconds East Fifty and seventy-four hundredths (50.74) feet to a Point; Thence South sixty-nine (69) degrees Nineteen (19) minutes Fifty (50) seconds East Ninety and seventy-seven hundredths (90.77) feet to a Point; Thence South Seventy-five (75) degrees Fifty-three (53) minutes Twenty (20) seconds East Ninety-eight and sixty-one hundredths (98.61) feet to a Point; Thence South Eighty-five (85) degrees Six (6) minutes Forty (40) seconds East Seventy-one and thirty-four hundredths (71.34) feet to a Point; Thence South Eighty-five (85) degrees Six (6) minutes Forty (40) seconds East Seventy-one and thirty-four hundredths (71.34) feet to a Point; Thence North Eighty-five (85) degrees Twenty-three (23) minutes Fifty (50) seconds East Fifty-nine and eighty hundredths (59.80) feet to a Point; Thence North Seventy-seven (77) degrees Nine (9) minutes Thirty (30) seconds East One hundred Sixty-nine and seven hundredths (169.07) feet to a Point; Thence North Seventy-four (74) degrees Six (6) minutes Forty-five (45) seconds East Two Hundred Ninety-eight and thirty-four hundredths (298.34) feet to a Point; Thence North Seventy-six (76) degrees zero (0) minutes Forty-five (45) seconds East Ninety-four and sixty-one hundredths (94.61) feet to a Point; Thence North Seventy-seven (77) degrees Thirty-nine (39) minutes Ten (10) seconds East One Hundred Thirty-two and eighty-five hundredths (132.85) feet to a Point; Thence North Eighty-seven (87) degrees Eleven (11) minutes Fifty-five (55) seconds East Seventy-seven and sixty-eight hundredths (77.68) feet to a Point; Thence South Eighty-seven (87) degrees Twelve (12) minutes Fifty (50) seconds East Ninety-three and fifty hundredths (93.50) feet to a Point; Thence South Seventy-six (76) degrees Forty-five (45) minutes Fifty (50) seconds East One Hundred and thirty-one hundredths (100.31) feet to a Point; Thence South Seventy (70) degrees Forty-three (43) minutes Thirty-five (35) seconds East Seventy-seven and ninety-seven hundredths (77.97) feet to a Point; Thence South Sixty-six (66) degrees Forty-six (46) minutes Fifty-five (55) seconds East Seventy and twenty-seven hundredths (70.27) feet to a Point; Thence South Sixty (60) degrees Twenty-two (22) minutes Forty (40) seconds East Eighty-four and sixty-eight hundredths (84.68) feet to a Mag Nail (set), the place of BEGINNING.

CONTAINING 61.468 acres of land.

The aforesaid description described the residue as shown on a subdivision survey draft by Thomas H. Parr P.L.S. dated December 22, 2003.

BEING THE SAME PREMISES conveyed to Eugene G. Barrett, Jr. by Deed by Gail L. Timbrell, Administratrix of the Last Will and Testament of Marion L. Buck a/k/a Marion Lucille Buck a/k/a Marion L. Buck, Deceased, dated may 13, 2004 and recorded May 13, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200405178.

KNOWN AS 329 Stoenybrook Road, Orangeville, Pennsylvania.

TAX PARCEL NUMBER: 27-06-003-00,000

PROPERTY ADDRESS: 329 STONEYBROOK ROAD, ORANGEVILLE, PA 17859

UPI/TAX PARCEL NUMBER: 27-06-003-00,000

## **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.

Plaintiff's Attorney  
Henry & Beaver  
937 Willow Street  
Lebanon, PA 17042-1140

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