

SHERIFF'S SALE

Wednesday, October 4th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV287 AND CIVIL WRIT NO. 2016CV287 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 THOSE "THREE (3) CERTAIN tracts of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described more fully as follow, to wit:

TRACT No 1:

BEGINNING at an iron pin corner along the northerly line of township Public Road leading from Millville through the Township of Greenwood, and in line of lands now or formerly of Cleatus Farr; thence along lands now or formerly of the said Cleatus Farr. North sixty-eight degrees thirty minutes East one hundred feet (N. 68 30 W. 100') to an iron pin corner; thence continuing along lands now or formerly of Farr, North eight degrees thirty minutes West one hundred feet (N. 8 30' W. 100') to an iron pin corner in fine of other lands now or formerly of Cryus Farr and Cleatus Farr, his wife; thence along the lands now or formerly of Cyrus Farr et ux., North seventy-four degrees forty degrees forty minutes East twenty-five feet (N,74 40' E. 25') to an iron pin corner; thence continuing along lands now or formerly of the said Cyrus Farr et ux., South eight degrees thirty minutes East ninety-two feet (S. 8 30' E. 92') to an iron pin corner; thence South thirty-six degrees West seventy-seven feet (s. 36 W. 77') to an iron pin corner along the northerly line of the aforesaid Township Public Road; thence along the northerly line of said Township Public, North seventy-three degrees West sixty feet (N. 73 W. 60') to an iron pin corner, being the point of BEGINNING. This description prepared in accordance with draft of survey by A. Carol Wolfe, P.E., prepared August 31st, 1964, and said premises CONTAINING 0.099 acres of land.

TRACT NO.2 :

BEGINNING at an iron pin corner at the northwest intersection of the Township public Road leading from Millville through the Township of Greenwood and with private road leading to other premises now or formerly of Cryus Farr and Cletus Farr, his wife; thence along Township Public Road aforesaid, North seventy-three degrees zero minutes West thirty-three feet (N. 73 00' W. 33') to an iron pin corner in line of lands now or formerly of Ernest Albertson; thence along lands now or formerly of said Ernest Albertson, North twenty-three degrees twenty-five East one hundred fifteen feet (N. 23 25' E. 115') to an iron pin corner; thence continuing along lands now or formerly of the said Ernest Albertson, North seventy-four degrees forty minutes East fifty feet (N. 74 40' E. 50') to an iron pin corner; thence continuing along lands now or formerly of the said Albertson, South eight degrees thirty-three minutes East one hundred (S. 8" 33' E. 100') to an iron pin corner along the northwestwardly side of a private road aforesaid; thence along the northwesterly side of said private road South sixty-eight degrees thirty minutes West one hundred feet (S. 68 30' W. 100') to an iron pin corner along the northerly side of the aforesaid Township Public Road and being the point and place of BEGINNING.

Said premises being known and designated as Lot# 1-A of Valley View Lake Development. The foregoing description prepared in accordance with draft of survey by A.Carol Wolfe, R.S., prepared October 2, 1963 and said premises CONTAINING 0.214 acres.

BEING the same premises transferred and conveyance by Robert W. Temple and Jayne S. Temple, his wife, by their deed of conveyance dated March 28th, 1977 as will be found of record in Columbia County Deed Book280 at page 591 unto Steven R. Beagle and Valori S. Beagle, his wife, the grantors herein. TRACT NO. 3 BEGINNING at an iron pin corner along the northerly line of Township Public Road Leading from Millville through Greenwood Township and along the easterly line of an intersecting Township Public Road leading from the aforesaid Township Public Road to the Millville Rohrsburg State Highway; thence along the easterly line of said Township Public Road, North 3 degrees 00 minutes East 170 feet to an iron pin corner at the southerly line of 20 foot private roadway; thence along the said private roadway, South 87 degrees East 37 feet to an iron pin corner; thence continuing along the same, South 37 degrees East 115 feet to an iron pin corner along the northerly edge of the said pond and the lands of Grantors; thence continuing along the northerly edge of the said pond and the land of the Grantors, South 45 degrees West 92 feet to an iron pin corner; thence continuing by the same, South 63 degrees East 65 feet – to an iron pin corner in line or other lands Cyrus Farr; thence along the lands of Cyrus Farr, South27 degrees 55 minutes West 20 feet to an iron corner along the northerly line of Township Public Road leading from Millville through Greenwood Township; thence along the northerly line of said Township Public road, North 68 degrees 30 minutes West 108 feet to an iron pin corner, being the point and place of BEGINNING.

IT BEING ALL OF LOT NO. 80 OF PLOT OF LOTS OF VALLEY VIEW LAKE Greenwood Township, Columbia County, Pennsylvania, as surveyed on August 2, 1966 by A. Carl Wolfe, P.E.

Property Address is 742 Chestnut Road Millville, PA 17846

TITLE TO SAID PREMISES IS VESTED IN Michael E. Gelnett, Amanda Sue Gelnett, and Stacey Caroline Silverman, by deed

from EH Pooled 513 LP was recorded 4/14/14, in the Columbia County Recorder of deeds as Instrument No. 201402693.

PROPERTY ADDRESS: 742 CHESTNUT ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-03A-042-00

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
Parker McKay P.A.
9000 Midlantic Drive
Mt Laurel, NJ 08054

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