

# SHERIFF'S SALE

Wednesday, August 2nd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV88 AND CIVIL WRIT NO. 2017CV88 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:

PROPERTY LOCATED AT 3770 STATE ROUTE 42, MILLVILLE, COLUMBIA COUNTY, PA 17846

ALL THAT CERTAIN part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts; THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

North 24 degrees, 45 minutes, 50 seconds East, 228.32 feet to a point;

North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;

North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,

North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances: South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and, North 88 degrees, 35 minutes, 58 seconds West, 383.31 feet to the first mentioned point and PLACE OF BEGINNING.

CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, divorced, dated 11/14/1986, recorded 11/14/1986 in Book 378, Page 465.

Tax Parcel: 29 04 00901

Premises Being: 3770 State Route 42 Millville, PA 17846-9025

PROPERTY ADDRESS: 3770 STATE ROUTE 42, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-04-00901000

## 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.