

# SHERIFF'S SALE

Wednesday, February 28th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV270 AND CIVIL WRIT NO. 2017CV270 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 CERTAIN pieces, parcels and tracts of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin corner along the Easterly line of a 16 foot wide private roadway leading to a 33 foot wide private road leading to Township Route 583, said point being at the Northwest corner of lands Raymond J. Harvey; thence along the Easterly line of the aforesaid 16 foot wide private roadway, North 36 degrees, 00 minutes East, 267.6 feet to an iron pin in line of other land of Earnest Albertson and Pauline Albertson, his wife; thence along lands of Albertson, South 84 degrees, 40 minutes East, 115 feet to an iron pin corner; thence continuing along lands of Albertson, North 36 degrees, 00 minutes East, 200 feet to an iron pin; thence continuing along lands of Albertson, South 84 degrees, 40 minutes East, 234.1 feet to an iron pin corner in line of lands of Walter Phillips; thence along lands of Walter Phillips, South 30 degrees, 30 minutes West, 445 feet to an iron pin corner at the Northeast corner of lands of Raymond J. Harvey, North 84 degrees, 40 minutes West, 394.50 feet to an iron pin corner and being the point an place of BEGINNING.

Containing 3.00 acres of land.

TRACT NO. 2:

BEGINNING at an iron pin corner situate at the Northwest corner of lands of Ernest Albertson, Woodrow Kindt and others, formerly Millville Area Kart Klub, said point being along the Easterly line of a 33 foot wide private road at its intersection with the Southeasterly line of a 16 foot private roadway through the lands of Ernest and Pauline Albertson; thence along the Easterly line of the aforesaid 16 foot private roadway, North 61 degrees, 12 minutes East, 130.30 feet to an iron pin; thence by the same, North 36 degrees East, 70.30 feet to an iron pin corner at the Southwesterly corner of lands now or formerly of David L. Long, et ux; thence along the lands of said Long, South 84 degrees, 40 minutes East, 394.50 feet to an iron pin corner in line of lands of Walter Phillips; thence along lands of Walter Phillips, South 30 degrees, 30 minutes West, to an iron pin in line of other lands of Raymond J. Harvey; thence along the lands of Harvey and along lands of Ernest Albertson, Woodrow Kindt and others, formerly Millville Area Kart Klub, North 84 degrees, 40 minutes West, 476 feet to an iron pin corner at the Easterly line of the aforesaid 33 foot wide private road and being the point and place of BEGINNING. Containing 1.33 acres of land.

TRACT NO. 3:

PARCEL NO. 1:

BEGINNING at an iron pin situate at the intersection of the Northerly right-of-way line of Township Public Route 583 with the Westerly right-of-way line of Township Public Route No. 448; thence along the Northerly right-of-way line of Township Public Route 583, South 88 degrees, 15 minutes West, 53.5 feet to an iron pin corner situate at the Southeast corner of other lands of Raymond

J. Harvey; thence along the lands of Harvey, North 16 degrees, 15 minutes East, 114.20 feet to an iron pin; thence continuing by the same, North 00 degrees, 30 minutes East, 228 feet to an iron pin corner in line of other lands of Walter S. Phillips and Willard O. Phillips, his wife; thence along the lands of Phillips, South 84 degrees, 40 minutes East, 168 feet to an iron pin situate along the Westerly right-of-way line of Township Route 448; thence along the Westerly line of Township Route 448, South 24 degrees, 45 minutes West, 357.80 feet to an iron pin corner along the Northerly right-of-way line of Township Route 583 and being the point and place of beginning.

CONTAINING 0.83 acres of land.

ALSO BEING at a point in the center of Township Route 448 and in line of other lands now or formerly of William R. Hazlewood; thence along land now or formerly of said Hazlewood and lands of Harvey, North 80 degrees, 43 minutes West, 408.20 feet to a found iron pipe; thence along land of said grantees, North 31 degrees, 59 minutes East, 433.10 feet to an iron pin; thence along lands of said grantors and land now or formerly of Robert Mills, South 50 degrees, 55 minutes East, 381.40 feet to a point located in the center of Township Route 448; thence through the center of Township Route 448, South 32 degrees, 29 minutes west, 228.40 feet to the place of BEGINNING.

CONTAINING 2.68 acres according to survey prepared by Construction Engineering, Inc., dated October 21, 1980.

Together with and subject to the use if an additional 34 foot right of way adjacent to the 16 foot right of way as described in Columbia County Deed Book 281, Page 852.

BEING THE SAME PREMISES which William R. Hazlewood, by Deed dated May 16, 1997 and recorded May 21, 1997 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 655, Page 822, granted and conveyed unto Randy Leigh Knapp and Rhonda R. Knapp, husband and wife, Grantees herein.

Parcel No. 17 03 00619000; PIN: 17 03 00619

PROPERTY ADDRESS: 82 VALLEY VIEW LAKE, MILLVILLE, PA 17846  
UPI / TAX PARCEL NUMBER: 170300619000

## **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  
Richard M. Squire, Esq.  
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Jenkintown, PA 19046

Sheriff of Columbia County  
Timothy T. Chamberlain  
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