

SHERIFF'S SALE

Wednesday, April 24th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1603 AND CIVIL WRIT NO. 2018CV1603 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 Mount Pleasant Township, Columbia County, Pennsylvania bounded and described as follows to wit:

BEGINNING at a point located along the western right-of-way line of Millertown Road (SR 4011), and being the southwestern corner of Lot No. 72, THENCE continuing along the western right-of-way line of Millertown Road (SR 4011), south 12 degrees 06 minutes 50 seconds West, 100 feet to a point; THENCE along the northern property line of Lot No. 74, north 77 degrees 38 minutes 00 seconds West, 195.14 feet to a found iron pin 0.23 feet from corner located along the eastern right-of-way line of Lank Lane, THENCE continuing along the eastern right-of-way line of Lank Lane, north 13 degrees 22 minutes 10 seconds East, 99.16 feet to a point; THENCE along the southern property line of Lot No. 72, south 77 degrees 53 minutes 10 seconds East, 192.97 feet to a point, the place of BEGINNING.

BEING DESIGNATED AS LOT NO. 73 AND containing 19,322.6 square feet (0.44 acres), as shown on a survey prepared by Construction Engineering, Inc., dated January 26, 2000.

The above tract of land is taken UNDER AND SUBJECT to the building restrictions and covenants of Rolling Hills Subdivision of Mount Pleasant Township, Columbia County, Pennsylvania, dated May 15, 1969, and recorded on May 20, 1969, in Miscellaneous Book 43, Page 1097. The aforesaid tract of land is subject to an easement for water and sewer lines as set forth in Deed Book Volume 2419, Page 970.

PARCEL # 26-05A-047

BEING KNOWN AS 40 Rolling Hills, Bloomsburg, PA 17815-7133

BEING the same premises which George B. Crawford and Marjorie E. Crawford, husband and wife, by Deed dated November 15, 2005 and recorded November 17, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200512552, granted and conveyed unto Kevin L. Kreisler, his heirs and assigns.

PROPERTY ADDRESS: 40 ROLLING HILLS, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-05A-047

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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