

SHERIFF'S SALE

Wednesday, August 13th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV914 AND CIVIL WRIT NO. 2012CV914 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 tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the edge of the right-of-way of State Route 2024; thence along said State Route 2024, South 83 degrees 35 minutes 35 seconds West, 434.29 feet to an iron pin; thence along Township Route 387, North 48 degrees 58 minutes 20 seconds East, 94.62 feet to an iron pin; thence along said Township Route 387, North 56 degrees 30 minutes 25 seconds East, 338.35 feet to an iron pin; thence along other land of said Grantor and being the dividing line between Lots No. 1 and 2, South 21 degrees 25 minutes 14 seconds East, 216.69 feet to an iron pin located on the edge of right-of-way of State Route 2024, the place of BEGINNING.

CONTAINING 1.100 acres and being designated as Lot No. 1 on a survey prepared by Bafile, James and Associates, dated July 22, 1994 and approved by the Columbia County Planning Commission on September 20, 1994 and recorded in Columbia County Map Book 7, at page 599.

TITLE TO SAID PREMISES VESTED IN Franklin E. Lesnefsky and Kimberly A. Lesnefsky, by Deed from George A. Force and Deanna L. Force, h/w, dated 10/04/2007, recorded 10/04/2007 in Instrument Number 200710251.

Premises being: 14 POPS LANE, BLOOMSBURG, PA 17815-7526

Tax Parcel # 01-12-005-06,000

PROPERTY ADDRESS: 14 POPS LANE, BEAVER TWP., BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-12-005-06

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
PHELAN & HALLINAN LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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