

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2012-cv-1046 AND CIVIL WRIT NO. 2012-cv-1046 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 TRACT OR PARCEL OF LAND, situate in the Township of Mount Pleasant, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the centerline of T.R. No. 436 said point being at the northwest corner of other lands of Franklin S. and Alice J. Beishline, Parcel "A";

THENCE along the center line of T.R. No 436, being the southwesterly line of Said Parcel "A", the following courses and distances, South 16° 34' 20" East, 68.98 feet to a point, South 20° 38' 00" East, 89.34 feet to a point; South 25° 42' 30" East, 162.24 feet to a point; South 40° 10' 00" East, 55 feet to a point; South 53° 44' 00" East, 168.60 feet to a point; South 55° 01' 20" East, 81.31 feet to a point; South 48° 59' 50" East, 60.07 feet to a point;

THENCE 44° 57' 00" East, 107.73 feet to a point; South 48° 45' 10" East, 48.63 feet to a point; South 55° 50' 00" East, 50 feet to a point and South 70° 26' 40" East, 72.75 feet to a point:

THENCE along the centerline of T.R. 436, being the southwesterly line of said Parcel "A" and being the Southerly line of other lands of Franklin S. and Alice J. Beishline, Parcel "B", South 76° 49' 20" East, 105.15 feet to a point:

THENCE along the centerline of said T.R. No. 436, being the Southerly line of said Parcel "B", South 67° 57' 20" East, 97.54 feet to a point at the intersection of T.R. No. 436 and T.R. No. 432, said point being the Northwest corner of other lands of Franklin S. and Alice J. Beishline, Parcel "I":

THENCE along the centerline of T.R. No. 432, being the westerly line of said Parcel "I", South 06° 06' 00" West, 37.91 feet to a point:

THENCE along the same South 14° 13' 30" East, 15 feet to a point at the Northeast corner of other lands of Franklin S. and Alice J. Beishline, Parcel "H":

THENCE along the northerly line of said Parcel "H", Parcel "G", and Parcel "F" and passing through a rebar set 16.50 feet distant from the last described corner, North 81° 27' 06" West, 1,538.16 feet to a rebar set on the northerly right-of-way line of T.R. No. 430:

THENCE along the Northerly right-of-way line of said T.R. No. 430, North 41° 14' 20" West, 185 feet to a point:

THENCE along same North 43° 32' 00" West, 218.76 feet to a rebar set at the southeast corner of other lands of Franklin S. Alice J. Beishline, Parcel "D",

THENCE along the easterly line of said Parcel "D" North 69° 11' 17" East, 869.12 feet to an old iron pin in stones at the Southwest corner of lands of Paul and Irene Rote:

THENCE along the southerly line of lands of said Rote and passing through an iron pin 20 feet distant from this described corner, South 77° 17' 00" East, 185.69 feet to the place of beginning.

CONTAINING 15.20 acres of land in all. Being Parcel "E" in the Beishline Subdivision, said plot plan recorder in Map Book 6, at page 180 and last revised on June 9, 1989.

PARCEL No. 26-01-015-09

BEING the same premises which Franklin S. Beishline and Alice J. Beishline, his wife, by Deed dated August 28, 1989 and recorded in the Columbia County Recorder of Deeds Office on August 28, 1989 in Deed Book 435, page 879, granted and conveyed unto Denise M. Breisch.

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
Caitlin M. Donnelly, Esq.
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

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