

SHERIFF'S SALE

Wednesday, May 13th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1474 AND CIVIL WRIT NO. 2014CV1474 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 the Borough of Stillwater, Columbia County, Pennsylvania, bounded and described as, follows:

BEGINNING at a railroad spike in the center of Cemetery Road and in line of lands now or formerly of Beverly A. Kingsbury; THENCE by the center of Cemetery Road, the following three courses and distances: South 71 degrees 7 minutes 40 seconds East, 43.26 feet to a railroad spike; THENCE South 63 degrees 29 minutes 47 seconds East, 60.56 feet to a railroad spike; THENCE South 60 degrees 21 minutes 42 seconds East, 89.99 feet to a railroad spike in line of lands now or formerly of Lloyd H. and Doris R. Miller; THENCE by the same, through a rebar near the southern side of Cemetery Road, South 47 degrees 56 minutes 26 seconds West, 489.34 feet to a rebar in the middle of a small creek; THENCE by the middle of said creek, the following two courses and distances: North 63 degrees 25 minutes 30 seconds West 111.75 feet to a rebar; THENCE North 37 degrees 20 minutes 55 seconds West, 75.8 feet to an iron pipe in line of lands now or formerly of Beverly A. Kingsbury; THENCE by the same through a rebar near the southern side of Cemetery Road, North 47 degrees 56 minutes 26 seconds East, 452.42 feet to the place of BEGINNING.

CONTAINING 2 acres. This description was prepared from draft of Frank E. Beishline, P.L.S. dated December 6, 1983.

BEING KNOWN AS: 89 CEMETERY ROAD, STILLWATER, PENNSYLVANIA 17878

TAX I.D. #: 33-02-001-05

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Michael P. Newhart and Stephanie Newhart, by deed dated February 27, 2006 and recorded March 13, 2006 in Instrument Number 200602417, granted and conveyed unto Michael K. Thorne.

PROPERTY ADDRESS: 89 CEMETERY ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 33-02-001-05

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
MCCABE, WEISBERG & CONWAY PC
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Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
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