

# SHERIFF'S SALE

Wednesday, January 30th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV865 AND CIVIL WRIT NO. 2018CV865 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 message, tenement and tract of land situate in the Township of Greenwood, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a white oak; thence by land now or formerly of Ezra Bardo, South 56-1/2 degrees West, 29 perches to a stone; thence South 18 degrees East, 14 perches to a birch; thence North 70 degrees East, 29 perches to a chestnut; thence North 22 degrees West, 20 perches to the place of beginning. Containing 3 acres and 13 perches, of land strict measure.

Title to said Premises vested in Mindy S. Farnsworth by Deed from Columbia County Farmers National Bank dated September 26, 2003 and recorded on October 1, 2003 in the Columbia County Recorder of Deeds as Instrument No. 200312686.

Being known 34 Mallard Rd, Millville, PA 17846  
Tax Parcel Number: 17-01-00800000

PROPERTY ADDRESS: 34 MALLARD ROAD, MILLVILLE, PA 17846  
UPI / TAX PARCEL NUMBER: 17-01-0800000

## 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  
MILSTEAD & ASSOCIATES LLC  
1 East Stow Road  
Marlton, NJ 08053

Sheriff of Columbia County  
Timothy T. Chamberlain  
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