

# SHERIFF'S SALE

Wednesday, February 13th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1346 AND CIVIL WRIT NO. 2018CV1346 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 lot of land situate in the Township of Catawissa, County of Columbia, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a set iron pin in line of lands of Catawissa Water Company, said iron pin being on the eastern edge of a tributary of Catawissa Creek; then by land of the Catawissa Water Company South 68 degrees 27 minutes 49 seconds West 28.00 feet to a point; then by the same by a curve having a radius of 1670.28 feet, an arc distance of 150.35 feet, and a chord bearing and distance of South 67 degrees 04 minutes 39 seconds West 150.30 feet to an existing iron pin; then crossing Township Route No. 403 and passing through an existing iron pin near the southern edge of the right-of-way of Township Route No. 403 North 23 degrees 36 minutes 42 seconds West 153.97 feet to a point near the southern bank of Catawissa Creek; then by the southern bank of Catawissa Creek by lands of the Catawissa Water Company North 68 degrees 56 minutes 11 seconds East 44.98 feet to a point; then by the same North 63 degrees 03 minutes 35 seconds East 87.19 feet to a point; then re-crossing Township Route No. 403 South 23 degrees 36 minutes 42 seconds East 42.50 feet to a point on the southern edge of the right-of-way of Township Route No. 403; then by the southern edge of the aforementioned right-of-way North 65 degrees 23 minutes 55 seconds East 54.44 feet to a set iron pin in or near the aforementioned Tributary of Catawissa Creek; then by lands of Larry L. and Letha L. Levan along and near the Tributary of Catawissa Creek South 17 degrees 08 minutes 59 seconds East 67.09 feet to a set iron pin; then by same South 22 degrees 57 minutes 14 seconds East 51.63 feet to the place of beginning.

CONTAINING 0.604 acres of land. All of the above being shown as Lot No. 1 on plat of survey prepared for Larry L. and Letha L. Levan by L. Wayne Laidacker, PLS dated October 12, 1992 and approved by the Columbia County Planning Commission on October 22, 1993 as recorded in Columbia County Map Book 7 page 438.

Being subject to the right-of-way of Township Route No. 403.

TITLE TO SAID PREMISES IS VESTED IN Andrea F. Mayernick and Eric L. Mayernick, h/w, by Deed from Andrea F. Mayernick, fka, Andrea F. Brophy and Eric L. Mayernick, Dated 11/29/2012, Recorded 12/20/2012, Instrument No. 201212151.

Tax Parcel: 09 05 00100

Premises Being: 64 MOUNTAIN ROAD, CATAWISSA, PA 17820-7852

PROPERTY ADDRESS: 64 MOUNTIAN ROAD, CATAWISSA, PA 17820  
UPI / TAX PARCEL NUMBER: 090500100

## 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.