

# SHERIFF'S SALE

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Wednesday, October 27th, 2010 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 66 OF 2010 ED AND CIVIL WRIT NO. NO. 169 OF 2010 JD 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:

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ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North Side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX ID # 12-01B-003-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING the same premises which Wayne L. Mensinger, Sr., Executor or the Estate of Clifford E. Mensinger, deceased, by deed dated August 25, 2006 and recorded November 2, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument #200611579, granted and conveyed to Ricky Harner and Roseshell Harner, husband and wife, as tenants by the entireties, in fee.

## 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  
Terrence McCabe  
123 South Broad Street  
Philadelphia, PA 19109

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