

# SHERIFF'S SALE

Wednesday, May 4th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV55 AND CIVIL WRIT NO. 2014CV55 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 Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the center lines of State Route 4011, known as Millertown Road and Township Road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distance: S 82-45-00 E, a distance of 67.05 feet to a point, S 80-26-00 E, a distance of 92.92 feet to a point, S 83-22-50 E, a distance of 129.95 feet to a point, S 83-47-30 E, a distance of 55.36 feet to a point, S 82-47-40 E, a distance of 316.23 feet to a point, Thence along lands now or formerly of Allen and Nancy Cornell, S 12-11-20 W, passing through an iron pin set on the property line 16.6 feet from the last mentioned point in the centerline of the road, a distance of 225.35 feet to a stone monument in line of lands of said Cornell. Thence along lands now or formerly of Barry A. Nolt, N 82-52-10 W, a distance of 688.83 feet to a point in the centerline of the aforementioned Millertown Road. Thence along the centerline of said Millertown Road N 18-54-10 E, a distance of 23 1.80 feet to a point, the place of BEGINNING.

CONTAINING 3.48 acres and being in accordance with a draft of survey prepared by construction Engineering, Inc., James M. Wood, PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

PARCEL No. 26-09-015

BEING known as 361 Welliversville Road, Bloomsburg, PA 17815

BEING the same premises which was granted and conveyed by Rachele L. Mensinger and Mark D. Mensinger, husband and wife, by Deed dated April 3, 2002 and recorded in the Office for the Recorder of Deeds in and for the County of Columbia on April 4, 2002 as Instrument No. 200203992 to Rachele L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

PROPERTY ADDRESS: 361 WELLIVERSVILLE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-09-015

## 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.