

SHERIFF'S SALE

Wednesday, June 7th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1240 AND CIVIL WRIT NO. 2016CV1240 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 and parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a stone corner of land now or formerly of Samuel Bredbenner on the north side of the State Highway leading to Bloomsburg, and running thence along said highway in an easterly direction a distance of 50 feet to a stone corner; thence along lands now or formerly of Fannie Shurman, a distance of 130 feet to the place of beginning.

BEING THE SAME PREMISES which Albert J. Mensch, Jr. and Barbara A. Mensch, his wife, now known as Barbara A. Boise, by Deed Dated 7/16/1999 and Recorded 9/13/1999, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 737, Page 0911, granted and conveyed unto Albert J. Mensch, Jr.

PROPERTY ADDRESS: 775 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 22-05A-005-00

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