

# SHERIFF'S SALE

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Wednesday, February 28th, 2018 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV952 AND CIVIL WRIT NO. 2017CV952 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 tract of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner on the West side of the State Highway leading from Bloomsburg to Benton; thence, by land now or formerly of Mrs. Henry Keller, North 56 degrees 30 minutes West, 221 feet to a stake corner; thence, along other lands now or formerly of Anne K. Savage, North 77 degrees 28 minutes East, 355 feet to a stake corner; thence, crossing road, South 81 degrees 37 minutes East, 54.8 feet to a stake corner; thence, along lands now or formerly of R. W. Lemon and crossing road diagonally, South 47 degrees 37 minutes West, 292.05 feet to a stake corner, the place of BEGINNING.

CONTAINING 0.72 acres of land, be the same more or less

THIS CONVEYANCE is subject to all lawful highways over, upon, or across said lands or any part thereof; and SUBJECT TO right-of-way of any telephone company, or electric, light, or power company over, upon, and across the same.  
BEING Parcel ID 03-04A008-OO-OOO (PIN: 03-040800)

BEING known for informational purposes as 2961 Rohrsburg Rd., Benton, PA

BEING THE SAME PREMISES which was conveyed to Britt A. Bartel by Deed of Britt A. Bartel and Petrina M. Bartel, husband and wife, and Phillip M. Bartel and Carolyn L. Bartel, husband and wife, dated 11.20.2003 and recorded 01.16.2004 as Instrument 200400534 in the Columbia County Recorder of Deeds Office.

AND the said Britt A. Bartel, hereby departed this life on or about December 13, 2014.

PROPERTY ADDRESS: 2961 ROHRSBURG ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-04A008-00-000

## **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  
Christopher DeNardo, Esq.  
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King of Prussia, PA 19406

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