

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

DENNIS & TRACEY MENSCH VS. AARON CARR & ROBIN BOGART

NO. 52-2021 ED

NO. 744-2021 JD

DATE/TIME OF SALE: JANUARY 26, 2022 AT 9:00 AM

BID PRICE (INCLUDES COST)

\$ 125000.00

(9786.50)

POUNDAGE - 2% OF BID

\$ 2500.00

TRANSFER TAX - 2% OF FAIR MKT

\$ \_\_\_\_\_

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 12536.50

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S):

Dennis Mensch  
Tracey Mensch

TOTAL DUE:

\$ 12536.50

LESS DEPOSIT:

\$ 2000.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 10536.50

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
DENNIS & TRACEY MENSCH

vs.

**Defendant**  
AARON J CARR  
ROBIN BOGART

**Attorney for the Plaintiff:**  
DIEHL, DLUGE, JONES & MICHETTI  
101 NORTH 11TH STREET  
SUNBURY, PA 17801

**Sheriff's Sale Date:** Wednesday, January 26, 2022

**Writ of Execution No. :** 2021CV744

**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 430 SHAFFER ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,503.95
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Surcharge	\$180.00

**Total Sheriff Costs** **\$2,320.45**

## Municipal Costs

Delinquent Taxes	\$7,076.80
Sewer	\$317.50

**Total Municipal Costs** **\$7,394.30**

## Distribution Costs

Recording Fees	\$71.75
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**Total Distribution Costs** **\$71.75**

**Grand Total:** **\$9,786.50**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

## Timothy Chamberlain

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**From:** Teresa Dobson <michetti03@hotmail.com>  
**Sent:** Monday, April 18, 2022 4:06 PM  
**To:** Timothy Chamberlain  
**Subject:** Re: Mensch vs Carr/Bogart

Dennis J. Mensch an Tracey L. Mensch, husband and wife, of 593 State Road,  
Barnesville, Pa 18214

Teresa A. Dobson  
Law Offices of Diehl, Dlugie, Michetti & Michetti  
1070 Market Street  
Sunbury, PA 17801  
phone.no. (570) 286-9999  
fax.no. (570) 286-0700

The information contained in this communication may be confidential, and is intended only for the use of the recipient named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

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**From:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Sent:** Monday, April 18, 2022 3:45 PM  
**To:** 'Teresa Dobson' <michetti03@hotmail.com>  
**Subject:** RE: Mensch vs Carr/Bogart

I'm sorry, I will also need to know who to deed the property to and what is their address.

Timothy T. Chamberlain  
Sheriff of Columbia County  
PO Box 380  
Bloomsburg, PA 17815  
Ph: 570-389-5622  
Fax: 570-389-5625



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**From:** Teresa Dobson <michetti03@hotmail.com>  
**Sent:** Monday, April 18, 2022 11:10 AM  
**To:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Subject:** Mensch vs Carr/Bogart

Attached is a copy of the Mortgage and Assignment. Kindly acknowledge receipt and advise when the Deed will be recorded in order that we can proceed with the sale of the property. Thank you.

Teresa A. Dobson  
Law Offices of Diehl, Dluge, Michetti & Michetti  
1070 Market Street  
Sunbury, PA 17801  
phone.no. (570) 286-9999  
fax.no. (570) 286-0700

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## TX Result Report

P 1  
04/06/2022 14:12  
Serial No. ACT9011005893  
TC: 1410

Addressee	Start Time	Time	Prints	Result	Note
915702860700	04-06 14:11	00:00:34	002/002	OK	ORG

Note TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX,  
DPG:Page Separation TX, MIX:Mixed Original TX, CALL:Manual TX, CSAC:CSAC,  
FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original,  
FCODE:F-code, RTX:Re-TX, RLY:Relay, MBX:Confidential, BUL:Bulletin,  
IPADR:IP Address Fax, I-FAX:Internet Fax IP-FAX: IP-FAX(SIP)

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF,  
TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer,  
Refuse: Receipt Refused, Busy: Busy, M-Full:Memory Full, LOVR:Receiving length over,  
POVR:Receiving page over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error,  
DSN:DSN Response Error, PRINT:Compulsory Memory Document Print,  
DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

## COLUMBIA COUNTY SHERIFF'S OFFICE

### SHERIFF'S REAL ESTATE FINAL COST SHEET

DENNIS & TRACEY MENSCH VS. AARON CARR & ROBIN BOGART

NO. 52-2021 ED NO. 744-2021 JD

DATE/TIME OF SALE: JANUARY 26, 2022 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 12500.00 (9786.50)

POUNDAGE - 2% OF BID \$ 2500.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 12536.50

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Dennis Mensch

Tracey Mensch

TOTAL DUE: \$ 12536.50

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 10536.50

# SHERIFF'S SALE COST SHEET

52-21  
744-21 CV

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>376.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1503.95</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1753.95</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>7076.80</u>	
TOTAL *****		\$ <u>7076.80</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 9469.00

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Sarah Kile being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

**Ad Text:** Dennis and Tracey Mensch Sale

**Date(s) Published:** 1/5/2022, 1/12/2022, 1/19/2022

Sp. K.

Sworn and subscribed to before me

this 19 day of January 2020

Shawn P. Stair (Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Shawn H. Stair, Notary Public  
Columbia County  
My commission expires August 12, 2025  
Commission number 1404114

Member, Pennsylvania Association of Notaries

And now, \_\_\_\_\_, 20\_\_\_\_, I hereby certify that the advertising and publication charges amounting to \$ \_\_\_\_\_ for publishing the foregoing notice and the fee for this affidavit have been paid in full.

[illegible]

TIM CHAMBERLAIN - COLUM COUNTY SHER  
PO BOX 380  
BLOOMSBURG PA 17815



PRESS ENTERPRISE Classifieds reaches over 30,000 print readers every day plus 70,000 unique visitors to our website monthly.

For the safety of the public and our employees we ask that you please wear your seat belt and please do not drink and drive.  
**DRIVE-THRU HOURS:**  
 M-F 9:00am-3:00pm  
 Drop-Off: 24/7  
 Drive-Through is available 24/7

**MONDAY MARKETPLACE ADS**  
 Sell Your Merchandise UNDER \$100 FOR FREE!  
 DEADLINE is Thursday 12 Noon  
 for the following Monday insertion.  
 ADS MUST BE SUBMITTED ONLINE AT:  
 pressenterpriseline.com  
 Some restrictions apply. No photo or shop-of-advertisers allowed.

**PLACING CLASSIFIED ADS**  
 • email: [classifieds@pressenterprise.net](mailto:classifieds@pressenterprise.net)  
 • online: [pressenterpriseline.com](http://pressenterpriseline.com)  
 • Call 570-784-6151 Mon.-Fri. 8:30am-4:00pm

**MISSED PAPER?**  
 Call our Customer Service Team at 570-784-2121, ext. 4980 by 10am.  
 \*Based on 2.1 readers per household

**SHERIFF'S SALE**  
 By Virtue of a Writ of Execution (Mortgage Foreclosure)  
 No. 2020CV0728  
 Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:  
**WEDNESDAY, JANUARY 26, 2022**  
 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**Land Situated in the Township of Herk in the County of Columbia in the State of PA**

**BEGINNING** at a point on the Eastern right-of-way of Hedge Row, said point being at the Southwest corner of Lot No. 57 of "Hunters Chase".

**THENCE** along the southerly line of said lot No. 57 South seventy-one (71) degrees forty-seven (47) minutes fifty-eight (58) seconds East, a distance of one hundred twenty-two (122) feet to a point on the southerly line of open space area 1 of "Hunters Chase".

**THENCE** along said open space south eighteen (18) degrees twelve (12) minutes two (2) seconds west, a distance of ninety-two and fifty-one hundredths (92.51) feet to a point.

**THENCE** along the same North seventy-seven (77) degrees forty-eight (48) minutes thirty (30) seconds West, a distance of one hundred twenty-two (122) feet to a point on a curve on the eastern right-of-way of Hedge Row.

**THENCE** along said right-of-way on a curve having a radius of five hundred (500.00) feet, arc length of ninety-five and eighty-four hundredths (95.84) feet, delta, angle of eleven (11) degrees twenty-two (22) minutes twenty-seven (27) seconds, chord bearing of north seventeen (17) degrees fifty-four (54) minutes forty-two (42) seconds west, and a chord length of ninety-five and eighty-four hundredths (95.84) feet to a point of tangency.

**THENCE** along the same North twenty-three (23) degrees thirty-seven (37) minutes fifty-seven (57) seconds east, a distance of one hundred twenty-two (122) feet to the place of beginning.

**CONTAINING** thirteen thousand twelve (13,012) square feet of land in all and being Lot No. 56.

The above described parcel of land being designated as Lot No. 56 of the Hunters Chase Development as more fully shown on a draft prepared by the Developer, Surveyed dated October 19, 1993 and last revised January 21, 1994, and recorded on March 24, 1994, the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Map Book 563, Volume 7, page 487 A-C.

**BEING KNOWN AS:** 4 Hedge Row, Bloomsburg, PA 1715

**BEING** the same premises which Boyd C. Ruff and Jennifer L. Ruff by deed dated 12/22/2018 and recorded 1/2/2019 in the Recorder of Deeds Book at page, granted and conveyed unto said K. L. Ruff.

**PROPERTY ADDRESS:** 4 HEDGE ROW, BLOOMSBURG, PA 1715

**URI / TAX PARCEL NUMBER:** 18-06A-007-0000

Seized and taken into execution to be sold as the property of BOYD RUFF, JENNIFER L. RUFF-SIMPSON in suit of CLUCKEN LOANS INC.

**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 eight (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 to either sue the bidder for the balance due without a resale of the 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**Attorney for the Plaintiff:**  
 KIM LAW GROUP PC  
 PHILADELPHIA, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
 Columbia County, Pennsylvania

**SHERIFF'S SALE**  
 By Virtue of a Writ of Execution (Mortgage Foreclosure)  
 No. 2020CV0728  
 Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:  
**WEDNESDAY, JANUARY 26, 2022**  
 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**ALL THAT CERTAIN** piece, parcel or tract of land lying and being in the Borough of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described to wit:

**BEGINNING** at a point on the northerly side of Sixth Street, between Mulberry and Pine Streets, at the corner of Lot Number 14; thence along said lot in a northerly direction one hundred seventy (170) feet to an alley; thence along said alley in an easterly direction forty-six and eight hundredths (46.8) feet to another alley; thence along the same in a southerly direction one hundred seventy (170) feet to Sixth Street; thence along Sixth Street in a westerly direction forty-six and eight hundredths (46.8) feet to the place of beginning.

**EXCEPTING THEREFROM** ALL THAT CERTAIN PORTION thereof which Master Labs, Inc., by its deed dated August 29, 1998, and recorded in Columbia County Record Book 634, page 745, 635, granted and conveyed unto Bloomsburg Manor Personal Care and Retirement Center, Inc. **BEING** further identified as L.P. No. 314E2-001-0 in the Tax Assessment Office of Columbia County.

**BEING** the same premises which DTM ENTERPRISES, INC. by its Deed dated December 31, 2018 and recorded January 4, 2019 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Instrument No. 2019000059 granted and conveyed unto AARON CARP and ROBIN BOGART.

**PROPERTY ADDRESS:** 430 SHAFFER ROAD, BLOOMSBURG, PA 1715

**URI / TAX PARCEL NUMBER:** 31-E4E2-001-0

Seized and taken into execution to be sold as the property of AARON J. CARP, ROBIN BOGART in suit of DENNIS & TRACEY MENICH.

**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 eight (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 to either sue the bidder for the balance due without a resale of the 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**Attorney for the Plaintiff:**  
 HADUK ONORATO AND FEDERMAN LLP  
 NORTH WALES, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
 Columbia County, Pennsylvania

**SHERIFF'S SALE**  
 By Virtue of a Writ of Execution (Mortgage Foreclosure)  
 No. 2021CV0723  
 Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:  
**WEDNESDAY, JANUARY 26, 2022**  
 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**ALL THAT CERTAIN** lot of land situated in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point in the State Road, thence by lands now or formerly of Harry Gibbons north 64 degrees 15.8' to an iron pin corner by the tail road;

**THENCE** by lands now or formerly of J.J. Nether and Bloomsburg & Sullivan R.R. Company, south 64 degrees 15.8' to an iron pin corner; said 24 degrees 1/2' to an iron pin corner;

**THENCE** by lands now or formerly of Harry Gibbons south 64 degrees east 142-1/2' feet to an iron pin corner;

**THENCE** by the State Road north 3 degrees 15 minutes east 66-1/2' feet to the place of beginning. Upon which is erected an onerous frame bungalow;

This Document May Not Sell, Convey, Transfer, Include or Insure The Title To The Coal And Rights Of Support Underneath The Surface Land Described Or Related To Herein, And The Owner Or Owners Of Such Coal May Have The Complete Legal Right To Remove All Of Such Coal And In The Event Of Such Removal, The Surface Of The Land And Any House, Building Or Other Structure On Or In Such Land, The Inclusion Of This Notice Does Not Enlarge, Restrict Or Modify Any Legal Rights Or Estates Otherwise Created, Transferred, Excepted Or Reserved By This Instrument.

Subject to easements, restrictions, and covenants of record, if any.

**BEING KNOWN AS:** 160 MILL STREET, BENTON, PA 17814

**PROPERTY ID NUMBER:** 02-03-025

**BEING** the same premises which L.V. HORN, A/K/A LUCE L.V. HORN (WIDOW) by deed dated 7/12/1988 and recorded 9/5/1988 in the Office of the Recorder of Deeds in DEED BOOK 688 at PAGE 0928, GRANTED AND CONVEYED UNTO L.V. HORN, A/K/A LUCE L.V. HORN, WIDOW, NOW DECEASED AND B. KAREN KARNIS.

**PROPERTY ADDRESS:** 160 MILL STREET, BENTON, PA 17814

**URI / TAX PARCEL NUMBER:** 02-03-025

Seized and taken into execution to be sold as the property of B. KAREN KARNIS in suit of U.S. BANK NATIONAL ASSOC.

**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 eight (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 to either sue the bidder for the balance due without a resale of the 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**Attorney for the Plaintiff:**  
 KIM LAW GROUP PC  
 PHILADELPHIA, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
 Columbia County, Pennsylvania

**SHERIFF'S SALE**  
 By Virtue of a Writ of Execution (Mortgage Foreclosure)  
 No. 2021CV0734  
 Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:  
**WEDNESDAY, JANUARY 26, 2022**  
 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**ALL THAT CERTAIN** piece, parcel or tract of land situated in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a corner on the westerly right of way line of Pennsylvania State Route 101 (Sheriff's Road) thence South 11 to Township Route No. 492; said road also being at the northwest corner of land formerly of Larry L. Koun and Susan H. Koun, he, wife, now or formerly of Bloomsburg Manor Personal Care and Retirement Center, Inc., lot number three (3), thence along the northerly line of lot number three (3) south seventy-nine degrees ten minutes thirty seconds west (S. 79 O 10 30 W) two hundred forty and seventy hundredths (245.70) feet to a corner, thence north twelve degrees thirty-nine minutes fifteen seconds west (N. 12 O 39 15 W) one hundred ninety-two and two hundredths (192.02) feet to a corner, thence north seventy-nine degrees ten minutes thirty seconds west (N. 79 O 10 30 W) two hundred five and nine hundredths (205.09) feet to a corner, thence along said right of way line south twenty-four degrees thirty-one minutes three seconds east (S. 24 O 31 03 E) one hundred ninety-eight and one hundredths (198.01) feet to the place of beginning, containing forty-three thousand five hundred thirty-two and ninety hundredths (43,562.90) square feet or one (1) acre of land in all.

**EXCEPTING THEREFROM** ALL THAT CERTAIN PORTION thereof which Master Labs, Inc., by its deed dated August 29, 1998, and recorded in Columbia County Record Book 634, page 745, 635, granted and conveyed unto Bloomsburg Manor Personal Care and Retirement Center, Inc. **BEING** further identified as L.P. No. 314E2-001-0 in the Tax Assessment Office of Columbia County.

**BEING** the same premises which DTM ENTERPRISES, INC. by its Deed dated December 31, 2018 and recorded January 4, 2019 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Instrument No. 2019000059 granted and conveyed unto AARON CARP and ROBIN BOGART.

**PROPERTY ADDRESS:** 430 SHAFFER ROAD, BLOOMSBURG, PA 1715

**URI / TAX PARCEL NUMBER:** 31-E4E2-001-0

Seized and taken into execution to be sold as the property of AARON J. CARP, ROBIN BOGART in suit of DENNIS & TRACEY MENICH.

**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 eight (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 to either sue the bidder for the balance due without a resale of the 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**Attorney for the Plaintiff:**  
 HADUK ONORATO AND FEDERMAN LLP  
 NORTH WALES, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
 Columbia County, Pennsylvania

**WANTED**  
 Clean Copper \$3.20 to \$3.50  
 Clean Brass \$1.80 to \$2.00  
 Cans.....50'  
 Clean Alum. 50'  
 Stainless...40'  
 Tin, Steel, Iron & Cars \$8.00 per 100  
 Monday-Friday 9-12 & 12-30  
 Sat. 9-noon  
 570-759-2575  
 Rt. 11 Berwick

**Public Notices**  
**PUBLIC NOTICE**  
 The North Centre Twp Supervisors will be considering adopting an ordinance for an intergovernmental cooperation agreement between the Township of Benton, Jackson, Sugar Hill, Fishing Creek, North Centre and the Borough of Benton and provide for equipment purchase and repair. The ordinance provides for the establishment of the cooperation of municipalities, comprising the townships of Benton, Jackson, Sugar Hill, Fishing Creek, North Centre and the Borough of Benton and provide for equipment purchase and repair. The ordinance may be reviewed in its entirety at the Township office, 1059 State Rt. 93, Berwick, PA 18603.

**Work Wanted**  
**RANDY'S HAULING**  
 Clean outs, junk removal, 3 mobile home demolitions. Call 570-317-8395

**Tim Told Hauling**  
 apples, TVs, tires, etc. barrel, extra clean cuts & trailer bar downs. Fully insured. Veterans owned 570-407-6998 or 570-394-1255.

**Electrical**  
**GILL ELECTRIC**  
 570-642-4468

**Home Improvement**  
**AAA**  
**RFL CONTRACTING**  
 Metal & Single Roof Siding, Windows & Doors Additions/Concrete work Licensed/insured/ free estimates 570-710-1007

**Painting**  
**BRANNING**  
 570-784-4300

**DRS NEHRKE PAINTING**  
 Interior/Exterior, wallpaper. 570-468-0778

**DAVID HILL PAINTING**  
 Residential & Commercial Lc 100896 570-691-6200

**Public Notices**  
**MEETING NOTICE**  
 TAKE NOTICE that the next organizational meeting and regular monthly meeting of the Board of Directors of the Township of Benton, Jackson, Sugar Hill, Fishing Creek, North Centre and the Borough of Benton and provide for equipment purchase and repair. The ordinance may be reviewed in its entirety at the Township office, 1059 State Rt. 93, Berwick, PA 18603.

**INVITATION TO BID**  
 Making Township Supervisors would like to offer for sale the following:

2003 P360 Dual Wheel Chevrolet with FleetBook Power windows and mirrors.

Additional Information and photos available at Online Government Auctions of Government Surplus 1. Mandatory Online auction begins on January 28, 2022 and ends on February 14, 2022.

**LEGAL NOTICE**  
 Brian Cook Borough Zoning Hearing Board

**NOTICE** is hereby given that on Thursday, February 3, 2022, at 6:00 P.M., the BIRCH CREEK BOROUGH ZONING HEARING BOARD will be holding a Public Hearing for the purpose of considering the following applications and issues:

**HEARING NO. 1:**  
 Application of Joaquin, for a variance from the Birch Creek Borough Zoning Ordinance, as follows:

1. Article V, Section 601 etc. relating to use regulations in the Village Commercial District.

The applicant proposes to install and operate an auto wash garage and used car dealership on property located within the borough of Benton, Jackson, Sugar Hill, Fishing Creek, North Centre and the Borough of Benton and provide for equipment purchase and repair. The ordinance may be reviewed in its entirety at the Township office, 1059 State Rt. 93, Berwick, PA 18603.

Kevin Tarrillie Brian Cook Borough Zoning Hearing Board 570-759-2575

**MEETING NOTICE**  
**HOLLENBACK TOWNSHIP 2022 MONTHLY SUPERVISOR MEETINGS**  
 Monthly Supervisor meetings for 2022 will be held at 7:00 pm at the Hollenback Township Municipal Building, 680 East County Rd. Wapack, PA, on the first Tuesday of each month, except for April, which will be held on Wednesday, April 6th at 7:00 pm. The 2023 BOS Organization Meeting will be held on Tuesday, January 3rd, 2023, with the monthly meeting to follow directly after. All special meetings will be advertised and posted on the Municipal Board 24 hours in advance. The adopted budget is available for inspection. Agreements can be made by calling 570-379-2535 from 2:00 - 5:00 pm Monday through Friday. The Auditors Organization Meeting will be held on Wednesday, January 4th, 2023.

**BUYING JUNK CARS**  
 570-441-4327

**BUYING JUNK VEHICLES**  
 Berwick Bloomsburg Area Wapack in Towling 759-9737

**HOUSE CLEANING, SNOW REMOVAL, YARD WORK, HAULING, ODO**  
 JOBS 570-694-4162

**HOLLENBACK TOWNSHIP 2022 MONTHLY SUPERVISOR MEETINGS**  
 Monthly Planning Committee meetings for 2022 will be held on the first Tuesday of each month, except for April, which will be held on Wednesday, April 6th at 7:00 pm. The 2023 BOS Organization Meeting will be held on Tuesday, January 3rd, 2023, with the monthly meeting to follow directly after. All special meetings will be advertised and posted on the Municipal Board 24 hours in advance. The adopted budget is available for inspection. Agreements can be made by calling 570-379-2535 from 2:00 - 5:00 pm Monday through Friday. The Auditors Organization Meeting will be held on Wednesday, January 4th, 2023.

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# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

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January 5, 2022

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

Reference Docket # 2021CV-744  
430 Shaffer Rd, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority has an outstanding balance for the owners Arron Carr & Robin Bogart (Master Lube-Carr's Automotive) for the property located at 430 Shaffer Rd, Bloomsburg, PA 17815, Columbia County in the amount of \$317.50. The total amount due - takes it up to the date of the Sheriff Sale on January 26, 2021.

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller  
Administrative Assistant

cc David C. James, Esquire  
Scott Township Authority Board Members  
File

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DENNIS & TRACEY MENSCH  
vs.  
AARON J CARR (et al.)

Case Number  
2021CV744

## SHERIFF'S RETURN OF SERVICE

12/14/2021 11:44 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 430 SHAFFER ROAD, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 15, 2021

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MENSCH, DENNIS & TRACEY  
vs.  
CARR, AARON J (et al.)

Case Number  
2021CV744

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 52

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/26/2022 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 430 SHAFFER ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/14/21

Time:

1144

Deputy:

4

Mileage:

### Attorney Originator:

Name: DIEHL, DLUGE, JONES & MICHETTI

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2021CV744

430 SHAFFER ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DENNIS & TRACEY MENSCH  
vs.  
AARON J CARR (et al.)

Case Number  
2021CV744

## SHERIFF'S RETURN OF SERVICE

10/13/2021 10:36 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: ROBIN BOGART AT 1315 FERRIS AVE, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2021

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DENNIS & TRACEY MENSCH  
vs.  
AARON J CARR (et al.)

Case Number  
2021CV744

## SHERIFF'S RETURN OF SERVICE

11/01/2021 01:46 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: AARON J CARR AT 1315 FERRIS AVENUE, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 08, 2021

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:09-DEC-21

FEE:\$5.00

CERT. NO41145

CARR AARON  
ROBIN BOGART  
430 SHAFFER ROAD  
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP  
DEED 20190-0095  
LOCATION: LOT 2  
PARCEL: 31 -4E2-001-10,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2020	PRIM	5,255.19	36.09	0.00	5,291.28
2019	PRIM	1,770.86	9.66	0.00	1,780.52
TOTAL DUE :					\$7,071.80

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2022

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2020

REQUESTED BY: Columbia Co Sheriff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MENSCH, DENNIS & TRACEY  
vs.  
CARR, AARON J (et al.)

Case Number  
2021CV744

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 52

**Manner:** Personal **Expires:** **Warrant:**

**Notes:** SALE DATE & TIME: 01/26/2022 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  
570-441-0334  
Staying @ a Camp Ground in Orangetown.

### Serve To:

**Name:** AARON J CARR  
**Primary Address:** 345 FERRIS AVENUE  
BERWICK, PA 18603  
**Phone:** **DOB:** 11/07/1981  
**Alternate Address:** 380 KNOB MOUNTAIN ROAD  
BERWICK, PA 1863  
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:**  
**Relation:** Def  
**Date:** 11/1/21 **Time:** 13:46  
**Deputy:** 6 **Mileage:**

### Attorney / Originator:

**Name:** DIEHL, DLUGE, JONES & MICHETTI **Phone:**

### Service Attempts:

Date:	10/13/21	10/26/21	11/1/21			
Time:	10:18	15:48	13:31			
Mileage:						
Deputy:	6	6	6	4	5	6

### Service Attempt Notes:

- Spoke w/ Aaron on the phone. Said he would call to meet in bloom 10/14/21
- Went back out to Knob Mountain Rd & spoke w/ son. Got Aaron's # & an idea where he's staying.
- Called
- 
- 
- 

CARR, AARON J

2021CV744

315 FERRIS AVENUE, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MENSCH, DENNIS & TRACEY  
vs.  
CARR, AARON J (et al.)

Case Number  
2021CV744

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 52

Manner: Personal

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/26/2022 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served @  
1315 Ferris Ave  
Berwick Pa. 18603

### Serve To:

Name: AARON J CARR

Primary Address: 430 SHAFFER ROAD  
BLOOMSBURG, PA 17815

Phone: DOB: 11/07/1981

Alternate Address: 380 KNOB MOUNTAIN ROAD  
BERWICK, PA 1863

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def.

Date: 11/1/21

Time: 13:46

Deputy: 6

Mileage:

### Attorney / Originator:

Name: DIEHL, DLUGE, JONES & MICHETTI

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

CARR, AARON J

2021CV744

430 SHAFFER ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MENSCH, DENNIS & TRACEY  
vs.  
CARR, AARON J (et al.)

Case Number  
2021CV744

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	52
<b>Manner:</b>	Personal	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: center; margin-top: 10px;">                     1315 Ferris Ave. ← Served Here                      Berwick Pa. 18603                 </div>		

### Serve To:

<b>Name:</b>	ROBIN BOGART
<b>Primary Address:</b>	430 SHAFFER ROAD - Bad BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB: 11/07/1981
<b>Alternate Address:</b>	380 KNOB MOUNTAIN ROAD - Bad BERWICK, PA 1863
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally - Adult In Charge - Posted - Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	Def.
<b>Date:</b>	10/13/21
<b>Time:</b>	10:36
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> DIEHL, DLUGE, JONES & MICHETTI	<b>Phone:</b>
---	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BOGART, ROBIN

2021CV744

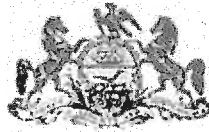
430 SHAFFER ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MENSCH, DENNIS & TRACEY  
vs.  
CARR, AARON J (et al.)

Case Number  
2021CV744

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	52
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Melody Bohling
<b>Primary Address:</b>	350 Tenny St. Bloomsburg, PA 17815
<b>Phone:</b>	570-594-4560
<b>DOB:</b>	
<b>Alternate Address:</b>	2426 OLD BUCK RD Bloomsburg
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · <u>Other</u>		
<b>Adult In Charge:</b>	MELBOY		
<b>Relation:</b>			
<b>Date:</b>	9/29/21	<b>Time:</b>	0928
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> DIEHL, DLUGE, JONES & MICHETTI	<b>Phone:</b>
---	---------------

### Service Attempts: 2 9/29/21

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BOHLING, MELODY

2021CV744

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

31-4E2-001-10

Scott Twp.

REAL ESTATE OUTLINE

ED # 2021 ED 52

DATE RECEIVED

9-3-2021 / 9-23-2021

DOCKET AND INDEX

2021 CV 744

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

X

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$~~1,350.00~~ OR 2,000

X

CK# 8866

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE

Jan. 26 22 TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

Jan. 5

2<sup>ND</sup> WEEK

Jan. 12

3<sup>RD</sup> WEEK

Jan. 19

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloombsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 09/24/21

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID:	1229702
Description:	Dennis and Tracey Mensch
Sale	
Run Dates:	01/05/22 to 01/19/22
Class:	2
Agate Lines:	231
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,503.95</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<b><u>Publication</u></b>	<b><u>Start</u></b>	<b><u>Stop</u></b>	<b><u>Inserts</u></b>	<b><u>Cost</u></b>
Press Enterprise	01/05/22	01/19/22	3	\$1,503.95

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2021CV744

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 26, 2022**  
**9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, parcel and tract of land situate in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a rebar set on the westerly right of way line of Pennsylvania State Route 1001 (Shaffer Road), leading from U.S. Traffic Route 11 to Township Route No. 492, said rebar also being at the northeast corner of land formerly of Larry L. Krum and Susan H. Krum, his wife, now or formerly of Bloomsburg Manor Personal Care and Retirement Center, Inc., lot number three (3), thence along the northerly line of lot number three (3) south seventy nine degrees ten minutes twenty seconds west (S. 79 0 10' 20" W.) two hundred forty five and seventy hundredths (245.70) feet to a rebar set, thence north twelve degrees fifty nine minutes fifteen seconds west (N. 12 0 59' 15" W.) one hundred ninety three and two hundredths (193.02) feet to a rebar set, thence north seventy nine degrees ten minutes twenty seconds east (N. 79 0 10' 20" E.) two hundred five and ninety nine hundredths (205.99) feet to a rebar set on the westerly right of way line of Pennsylvania State Route 1001, thence along said right of way line south twenty four degrees thirty one minutes three seconds east (S. 24 0 31' 03" E.) one hundred ninety eight and fifty three hundredths (198.53) feet to the place of beginning, containing forty three thousand five hundred sixty two and ninety hundredths (43,562.90) square feet or one (1) acre of land in all.

EXCEPTING THEREFROM ALL THAT CERTAIN PORTION thereof which Master Lube, Inc., by its deed dated August 29, 1996, and recorded in Columbia County Record Book No. 634, page 746, granted and conveyed unto Bloomsburg Manor Personal Care and Retirement Center, Inc.

BEING FURTHER IDENTIFIED as UPI No. 314E2-00140 in the Tax Assessment Office of Columbia County.

BEING the same premises which DTM ENTERPRISES, INC. by its Deed dated December 31, 2018 and recorded January 4, 2019 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, to Instrument No.201900095 granted and conveyed unto AARON CARR and ROBIN BOGART.

PROPERTY ADDRESS: 430 SHAFFER ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4E2-001-10

Seized and taken into execution to be sold as the property of AARON J. CARR, ROBIN BOGART in suit of DENNIS & TRACEY MENSCH.

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 eight (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 to either sue the bidder for the balance due without a resale of the 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
DIEHL, DLUGE, JONES & MICHETTI  
SUNBURY, PA

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

DENNIS J. MENSCH and TRACEY L.  
MENSCH, husband and wife,

Plaintiffs,

vs.

AARON CARR and ROBIN BOGART

Defendants.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY,  
: PENNSYLVANIA

:  
: CIVIL ACTION - LAW

:  
: CONFESSION OF JUDGMENT FOR  
: MONEY

: NO.: 2021-CV-744

2021-ED-52

**PRAECIPE FOR WRIT OF EXECUTION**

To the Prothonotary:

Please issue writ of execution in the above matter;

1. directed to the Sheriff of Columbia County;
2. against Aaron Carr and Robin Bogart, Defendants; and
3. index this writ against Aaron Carr and Robin Bogart, Defendants, for any and all personal and real property.
4. Amount due: ONE HUNDRED NINETY-THREE THOUSAND FOUR HUNDRED EIGHTY-FOUR and 91/100 (\$193, 484.91) DOLLARS, plus interest and costs.

Respectfully submitted,

**DIEHL, BLUGE, MICHETTI & MICHETTI**

  
**JOSEPH C. MICHETTI, JR., ESQUIRE**  
Attorney for Plaintiffs

FILED  
PROTHONOTARY  
2021 AUG 30 P 3:45  
CLERK OF COURTS  
COUNTY OF COLUMBIA

DENNIS J. MENSCH and TRACEY L.  
MENSCH, husband and wife,

Plaintiffs,

vs.

AARON CARR and ROBIN BOGART

Defendants.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY,  
: PENNSYLVANIA

:  
:  
: CIVIL ACTION - LAW

:  
: CONFESSION OF JUDGMENT FOR  
: MONEY

: NO.: 2021-CV-744

2021-ED-52

**WRIT OF EXECUTION**

Commonwealth of Pennsylvania

}

} SS

County of Columbia

}

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against AARON CARR and ROBIN BOGART, Defendants:

1. You are directed to levy upon the property of the Defendants and to sell their interest therein.

2. You are also directed to attach the property of the Defendants not levied upon, any and all bank accounts of Defendants and notify said banks that an attachment has been issued and said banks are enjoined from paying any debt to or for the accounts of the Defendants or otherwise disposing thereof.



3. If property of the Defendants not levied upon and subject to attachment is found in the possession of anyone other than the named Defendants, you are directed to notify them that they have been added as a garnishee and are enjoined as above stated.

4. Total Amount due: ONE HUNDRED NINETY-THREE THOUSAND FOUR HUNDRED EIGHTY-FOUR and 91/100 (\$193,484.91) DOLLARS, plus interest and costs.

Barbara N. Silvestri   
Prothonotary

Seal of the Court by  
(Deputy)

8/30/2021

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2024

DENNIS J. MENSCH and TRACEY L.	:	IN THE COURT OF COMMON PLEAS
MENSCH, husband and wife,	:	OF COLUMBIA COUNTY,
	:	PENNSYLVANIA
Plaintiffs,	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
AARON CARR and ROBIN BOGART	:	CONFESSION OF JUDGMENT FOR
	:	MONEY
Defendants.	:	NO.: 2021-CV-744

**WRIT OF EXECUTION**

**NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise these rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815

**IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

## **MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW**

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

DENNIS J. MENSCH and TRACEY L. MENSCH, husband and wife,	: IN THE COURT OF COMMON PLEAS
	: OF COLUMBIA COUNTY,
	: PENNSYLVANIA
Plaintiffs,	:
	:
vs.	: CIVIL ACTION - LAW
	:
AARON CARR and ROBIN BOGART	: CONFESSION OF JUDGMENT FOR
	: MONEY
Defendants.	: NO.: 2021-CV-744

**CLAIM FOR EXEMPTION**

TO THE SHERIFF:

I, the above-mentioned defendant claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,
  - a. I desire that my \$300.00 statutory exemption be:
    - (i) set aside in kind (*specify property to be set aside in kind*):

(ii) paid in cash following the sale of the property levied upon; or

- b. I claim the following exemption (*specify property and basis of exemption*):

2. From my property that is in the possession of a third party, I claim the following exemptions:

- a. my \$300.00 statutory exemption: \_\_\_\_\_ in cash; \_\_\_\_\_ in kind (*specify property*): \_\_\_\_\_;
  - b. Social Security benefits on deposit in the amount of \$\_\_\_\_\_;
  - c. other (*specify amount and basis of exemption*): \_\_\_\_\_

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at: \_\_\_\_\_.

(*address and telephone number*)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. Cons. Stat. §4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Defendant)

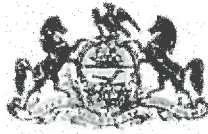
THIS CLAIM IS TO BE FILED WITH THE OFFICE OF THE  
SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA.

Columbia County Sheriff's Office  
P. O. Box 380  
Bloomsburg, PA 17815

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



MENSCH, DENNIS & TRACEY  
vs.  
CARR, AARON J (et al.)

Case Number  
2021CV744

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	52
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	Domestic Relations Office of Columbia Co	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	
Phone:	DOB:	
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Michelle Lutton	
Relation:	Clerk	
Date:	9/24/21	Time: 10:15
Deputy:	5	Mileage:

### Attorney / Originator:

Name:	DIEHL, DLUGE, JONES & MICHETTI	Phone:	
-------	--------------------------------	--------	--

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF

2021CV744

1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MENSCH, DENNIS & TRACEY  
vs.  
CARR, AARON J (et al.)

Case Number  
2021CV744

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	52
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/26/2022 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	Debbie Hower
<b>Relation:</b>	Clerk
<b>Date:</b>	9/24/21 <b>Time:</b> 10:13
<b>Deputy:</b>	5 <b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b> DIEHL, DLUGE, JONES & MICHETTI	<b>Phone:</b>
---	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2021CV744

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

DENNIS J. MENSCH and TRACEY L. : IN THE COURT OF COMMON PLEAS  
MENSCH, husband and wife, : OF COLUMBIA COUNTY,  
 : PENNSYLVANIA  
Plaintiffs, :  
 :  
vs. : CIVIL ACTION - LAW  
 :  
AARON CARR and ROBIN BOGART : CONFESSION OF JUDGMENT FOR  
 : MONEY  
Defendants. : NO.: 2021-CV-744

FILED  
PROTHONOTARY  
2021 SEP 23 A 11:40  
CLERK OF COURTS  
COUNTY OF COLUMBIA

**AFFIDAVIT PURSUANT TO RULE 3129.1**

I, JOSEPH C. MICHETTI, JR., ESQUIRE, Attorney for Plaintiffs in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, a copy of the description of said property is attached hereto and marked "Exhibit A".

1. Name and address of Owner(s) or Reputed Owner(s):

<u>Name</u>	<u>Address</u>
Aaron Carr	430 Shaffer Road ✓
Robin Bogart	Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the Judgment:

<u>Name</u>	<u>Address</u>
Aaron Carr	430 Shaffer Road
Robin Bogart	Bloomsburg, PA 17815

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

<u>Name</u>	<u>Address</u>
Aaron Carr	430 Shaffer Road
Robin Bogart	Bloomsburg, PA 17815

Columbia County Tax Claims Bureau	35 West Main Street Bloomsburg, PA 17815 ✓
--------------------------------------	---

4. Name and address of the last recorded holder of every mortgage of record:

<u>Name</u>	<u>Address</u>
<u>PK</u> Dennis J. Mensch	593 State Road
Tracey L. Mensch	Barnesville, PA 18214

5. Name and address of every other person who has any record lien on the property:

<u>Name</u>	<u>Address</u>
Columbia County Tax Claims Bureau	35 West Main Street Bloomsburg, PA 17815 ✓

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

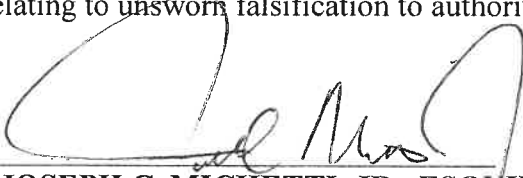
<u>Name</u>	<u>Address</u>
NONE	

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

<u>Name</u>	<u>Address</u>
Domestic Relations Section	35 West Main Street Bloomsburg, PA 17815 ✓

Commonwealth of PA Department of Welfare	P. O. Box 2675 Harrisburg, PA 17105 ✓
---	--

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge and belief. I understand that false statements made herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

  
**JOSEPH C. MICHETTI, JR., ESQUIRE**  
Attorney for Plaintiff

Dated:

EXHIBIT "A"

**ALL THAT CERTAIN PIECE**, parcel and tract of land situate in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a rebar set on the westerly right of way line of Pennsylvania State Route 1001 (Shaffer Road), leading from U.S. Traffic Route 11 to Township Route No. 492, said rebar also being at the northeast corner of land formerly of Larry L. Krum and Susan H. Krum, his wife, now or formerly of Bloomsburg Manor Personal Care and Retirement Center, Inc., lot number three (3), thence along the northerly line of lot number three (3) south seventy nine degrees ten minutes twenty seconds west (S. 79° 10' 20" W.) two hundred forty five and seventy hundredths (245.70) feet to a rebar set, thence north twelve degrees fifty nine minutes fifteen seconds west (N. 12° 59' 15" W.) one hundred ninety three and two hundredths (193.02) feet to a rebar set, thence north seventy nine degrees ten minutes twenty seconds east (N. 79° 10' 20" E.) two hundred five and ninety nine hundredths (205.99) feet to a rebar set on the westerly right of way line of Pennsylvania State Route 1001, thence along said right of way line south twenty four degrees thirty one minutes three seconds east (S. 24° 31' 03" E.) one hundred ninety eight and fifty three hundredths (198.53) feet to the place of beginning, containing forty three thousand five hundred sixty two and ninety hundredths (43,562.90) square feet or one (1) acre of land in all.

**EXCEPTING THEREFROM ALL THAT CERTAIN PORTION** thereof which Master Lube, Inc., by its deed dated August 29, 1996, and recorded in Columbia County Record Book No. 634, page 746, granted and conveyed unto Bloomsburg Manor Personal Care and Retirement Center, Inc.

**BEING FURTHER IDENTIFIED** as UPI No. 31-4E2-001-10 in the Tax Assessment Office of Columbia County.

**BEING** the same premises which DTM ENTERPRISES, INC. by its Deed dated December 31, 2018 and recorded January 4, 2019 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, to Instrument No. 201900095 granted and conveyed unto AARON CARR and ROBIN BOGART.

DENNIS J. MENSCH and TRACEY L.  
MENSCH, husband and wife,

Plaintiffs,

vs.

AARON CARR and ROBIN BOGART

Defendants.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY,  
: PENNSYLVANIA


:  
:  
: CIVIL ACTION - LAW

:  
: CONFESION OF JUDGMENT FOR  
: MONEY

: NO.: 2021-CV-744

**AFFIDAVIT OF WHEREABOUTS**

AARON CARR and ROBIN BOGART, the Defendants of the hereinabove civil law action can be served at their place of business situate at 430 Shaffer Road, Bloomsburg, Pennsylvania, 17815; or a home address situate at 315 Ferris Avenue, Berwick, Pennsylvania, 18603. There are no tenants of the property to be served.

  
**JOSEPH C. MICHETTI, JR.**  
Attorney for Plaintiffs

Sworn to and subscribed before  
me this 22nd day of September,  
2021.

  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Teresa A. Dobson, Notary Public  
Northumberland County  
My commission expires March 27, 2023  
Commission number 1040878  
Member, Pennsylvania Association of Notaries

DENNIS J. MENSCH and TRACEY L. MENSCH, husband and wife,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY,
	:	PENNSYLVANIA
Plaintiffs,	:	
vs.	:	CIVIL ACTION - LAW
AARON CARR and ROBIN BOGART	:	CONFESSION OF JUDGMENT FOR
	:	MONEY
Defendants.	:	NO.: 2021-CV-744

2021-ED-52

**PRAECIPE FOR WRIT OF EXECUTION**

To the Prothonotary:


Please issue writ of execution in the above matter;

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2. against Aaron Carr and Robin Bogart, Defendants; and
3. index this writ against Aaron Carr and Robin Bogart, Defendants, for any and all personal and real property.
4. Amount due: ONE HUNDRED NINETY-THREE THOUSAND FOUR HUNDRED EIGHTY-FOUR and 91/100 (\$193, 484.91) DOLLARS, plus interest and costs.

FILED  
 PROTHONOTARY  
 2021 AUG 30 P 3:45  
 CLERK OF COURTS  
 COUNTY OF COLUMBIA

Respectfully submitted,

**DIEHL, BLUGE, MICHETTI & MICHETTI**

  
**JOSEPH C. MICHETTI, JR., ESQUIRE**  
 Attorney for Plaintiffs

DENNIS J. MENSCH and TRACEY L.  
MENSCH, husband and wife,

Plaintiffs,

vs.

AARON CARR and ROBIN BOGART

Defendants.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY,  
: PENNSYLVANIA

:

:

: CIVIL ACTION - LAW

:

: CONFESSION OF JUDGMENT FOR  
: MONEY

: NO.: 2021-CV-744

2021-ED-52

**WRIT OF EXECUTION**

Commonwealth of Pennsylvania

}

} SS

County of Columbia

}

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against AARON CARR and ROBIN  
BOGART, Defendants:

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interest therein.
2. You are also directed to attach the property of the Defendants not levied upon,  
any and all bank accounts of Defendants and notify said banks that an attachment has been  
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or otherwise disposing thereof.



3. If property of the Defendants not levied upon and subject to attachment is found in the possession of anyone other than the named Defendants, you are directed to notify them that they have been added as a garnishee and are enjoined as above stated.

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Barbara N. Smith  
Prothonotary

Seal of the Court by  
(Deputy)

8/30/2021

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2024

DENNIS J. MENSCH and TRACEY L.	:	IN THE COURT OF COMMON PLEAS
MENSCH, husband and wife,	:	OF COLUMBIA COUNTY,
	:	PENNSYLVANIA
Plaintiffs,	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
AARON CARR and ROBIN BOGART	:	CONFESSION OF JUDGMENT FOR
	:	MONEY
Defendants.	:	NO.: 2021-CV-744

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This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise these rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815

**IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

## **MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW**

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

DENNIS J. MENSCH and TRACEY L.	:	IN THE COURT OF COMMON PLEAS
MENSCH, husband and wife,	:	OF COLUMBIA COUNTY,
	:	PENNSYLVANIA
Plaintiffs,	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
AARON CARR and ROBIN BOGART	:	CONFESSION OF JUDGMENT FOR
	:	MONEY
Defendants.	:	NO.: 2021-CV-744

**CLAIM FOR EXEMPTION**

TO THE SHERIFF:

I, the above-mentioned defendant claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,

a. I desire that my \$300.00 statutory exemption be:

(i) set aside in kind (*specify property to be set aside in kind*):

\_\_\_\_\_

(ii) paid in cash following the sale of the property levied upon; or

b. I claim the following exemption (*specify property and basis of exemption*): \_\_\_\_\_

2. From my property that is in the possession of a third party, I claim the following exemptions:

a. my \$300.00 statutory exemption: \_\_\_\_\_ in cash; \_\_\_\_\_ in kind (*specify property*): \_\_\_\_\_;

b. Social Security benefits on deposit in the amount of \$ \_\_\_\_\_;

c. other (*specify amount and basis of exemption*): \_\_\_\_\_

\_\_\_\_\_

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at: \_\_\_\_\_.

(*address and telephone number*)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. Cons. Stat. §4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Defendant)

THIS CLAIM IS TO BE FILED WITH THE OFFICE OF THE  
SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA.

Columbia County Sheriff's Office  
P. O. Box 380  
Bloomsburg, PA 17815

DENNIS J. MENSCH and TRACEY L.  
MENSCH, husband and wife,

Plaintiffs,

vs.

AARON CARR and ROBIN BOGART

Defendants.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY,  
: PENNSYLVANIA


:  
: CIVIL ACTION - LAW

:  
: CONFESSION OF JUDGMENT FOR  
: MONEY

: NO.: 2021-CV-744

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

1. **Description of Property:** See Attached Exhibit "A"
2. **Judgment Amount:** \$193,484.91 entered on August 30, 2021
3. **Names of Owners:** AARON CARR and ROBIN BOGART
4. **Time and Place of Sale:** January 26, 2022 at 9:00 A.M.  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

  
**JOSEPH C. MICHETTI, JR.**  
Attorney for Plaintiffs

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2021CV744

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 26, 2022**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, parcel and tract of land situate in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a rebar set on the westerly right of way line of Pennsylvania State Route 1001 (Shaffer Road), leading from U.S. Traffic Route 11 to Township Route No. 492, said rebar also being at the northeast corner of land formerly of Larry L. Krum and Susan H. Krum, his wife, now or formerly of Bloomsburg Manor Personal Care and Retirement Center, Inc., lot number three (3), thence along the northerly line of lot number three (3) south seventy nine degrees ten minutes twenty seconds west (S. 79 0 10' 20" W.) two hundred forty five and seventy hundredths (245.70) feet to a rebar set, thence north twelve degrees fifty nine minutes fifteen seconds west (N. 12 0 59' 15" W.) one hundred ninety three and two hundredths (193.02) feet to a rebar set, thence north seventy nine degrees ten minutes twenty seconds east (N. 79 0 10' 20" E.) two hundred five and ninety nine hundredths (205.99) feet to a rebar set on the westerly right of way line of Pennsylvania State Route 1001, thence along said right of way line south twenty four degrees thirty one minutes three seconds east (S. 24 0 31' 03" E.) one hundred ninety eight and fifty three hundredths (198.53) feet to the place of beginning, containing forty three thousand five hundred sixty two and ninety hundredths (43,562.90) square feet or one (1) acre of land in all.

EXCEPTING THEREFROM ALL THAT CERTAIN PORTION thereof which Master Lube, Inc., by its deed dated August 29, 1996, and recorded in Columbia County Record Book No. 634, page 746, granted and conveyed unto Bloomsburg Manor Personal Care and Retirement Center, Inc.

BEING FURTHER IDENTIFIED as UPI No. 314E2-001-IO in the Tax Assessment Office of Columbia County.

BEING the same premises which DTM ENTERPRISES, INC. by its Deed dated December 31, 2018 and recorded January 4, 2019 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, to Instrument No.201900095 granted and conveyed unto AARON CARR and ROBIN BOGART.

PROPERTY ADDRESS: 430 SHAFFER ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4E2-001-10

Seized and taken into execution to be sold as the property of AARON J CARR, ROBIN BOGART in suit of DENNIS & TRACEY MENSCH.

**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 eight (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 to either sue the bidder for the balance due without a resale of the 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
DIEHL, DLUGE, JONES & MICHETTI  
SUNBURY, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

(c) CountySafe Sheriff, Telecraft, Inc.



DENNIS J. MENSCH and TRACEY L. MENSCH, husband and wife,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY,
	:	PENNSYLVANIA
Plaintiffs,	:	
	:	
vs.	:	CIVIL ACTION - LAW
	:	
AARON CARR and ROBIN BOGART	:	CONFESSION OF JUDGMENT FOR
	:	MONEY
Defendants.	:	NO.: 2021-CV-744

**WAIVER OF WATCHMAN**

TO: SHERIFF

The Writ of Execution in regard to the above captioned civil law action shall seize and levy upon the real estate as outlined on Exhibit "A" which is attached hereto. The Defendants can be served at their place of business situate at 430 Shaffer Road, Bloomsburg, Pennsylvania, 17815; or a home address situate at 315 Ferris Avenue, Berwick, Pennsylvania, 18603.

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before the Sherriff's Sale thereof.


  
\_\_\_\_\_  
**JOSEPH C. MICHETTI, JR., ESQUIRE**  
Attorney for Plaintiff

EXHIBIT "A"

**ALL THAT CERTAIN PIECE**, parcel and tract of land situate in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: Beginning at a rebar set on the westerly right of way line of Pennsylvania State Route 1001 (Shaffer Road), leading from U.S. Traffic Route 11 to Township Route No. 492, said rebar also being at the northeast corner of land formerly of Larry L. Krum and Susan H. Krum, his wife, now or formerly of Bloomsburg Manor Personal Care and Retirement Center, Inc., lot number three (3), thence along the northerly line of lot number three (3) south seventy nine degrees ten minutes twenty seconds west (S. 79° 10' 20" W.) two hundred forty five and seventy hundredths (245.70) feet to a rebar set, thence north twelve degrees fifty nine minutes fifteen seconds west (N. 12° 59' 15" W.) one hundred ninety three and two hundredths (193.02) feet to a rebar set, thence north seventy nine degrees ten minutes twenty seconds east (N. 79° 10' 20" E.) two hundred five and ninety nine hundredths (205.99) feet to a rebar set on the westerly right of way line of Pennsylvania State Route 1001, thence along said right of way line south twenty four degrees thirty one minutes three seconds east (S. 24° 31' 03" E.) one hundred ninety eight and fifty three hundredths (198.53) feet to the place of beginning, containing forty three thousand five hundred sixty two and ninety hundredths (43,562.90) square feet or one (1) acre of land in all.

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DENNIS J. MENSCH and TRACEY L. MENSCH, husband and wife,  
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vs.  
AARON CARR and ROBIN BOGART  
Defendants.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY,  
: PENNSYLVANIA  
:  
:  
: CIVIL ACTION - LAW  
:  
: CONFESSION OF JUDGMENT FOR  
: MONEY  
:  
: NO.: 2021-CV-744

**AFFIDAVIT OF NON-MILITARY SERVICE**

The undersigned, being duly sworn according to law, deposes and says that the Defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers and Sailors- Civil Relief Act of Congress of 1940 as amended; and that the Defendants are over eighteen (18) years of age.

  
**JOSEPH C. MICHETTI, JR., ESQUIRE**  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 30<sup>th</sup> day  
of September  
2021.

  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Teresa A. Dobson, Notary Public  
Northumberland County  
My commission expires March 27, 2023  
Commission number 1040878  
Member, Pennsylvania Association of Notaries

**FILE COPY**

DENNIS J. MENSCH and TRACEY L.  
MENSCH, husband and wife,

Plaintiffs,

vs.

AARON CARR and ROBIN BOGART

Defendants.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY,  
: PENNSYLVANIA

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Bloomsburg, PA 17815

  
**JOSEPH C. MICHETTI, JR.**  
Attorney for Plaintiffs

Document Receipt

Trans #	18578	Carrier / service:	USPS Server	First-Class Mail®	9/24/2021 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000179833

Doc Ref #: 2021ED52

Postage 5.8600

PHILADELPHIA PA 19106

Document Receipt

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Trans #	18578	Carrier / service:	USPS Server	First-Class Mail®	9/24/2021 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000179833

Doc Ref #: 2021ED52

Postage 5.8600

PHILADELPHIA PA 19106

## Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000179826

Doc Ref #: 2021ED52

Postage 5.8600

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000179802

Doc Ref #: 2021ED52

Postage 5.8600

HARRISBURG PA 17105



**DIEHL, DLUGE, MICHETTI & MICHETTI  
LAWYERS TRUST ACCOUNT IOLTA**

1070 MARKET STREET  
SUNBURY, PA 17801

8866

PAY  
TO THE  
ORDER OF Columbia County Sheriff

DATE 8/27/2021

\$ 2,000.00

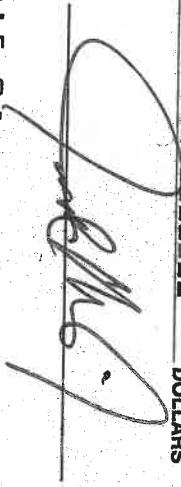
Two Thousand and 00/100

DOLLARS

THE  
**GRATZ**  
BANK

FOR Dennis Mensch

⑈0088888⑈ ⑆031311771⑆ 311001500⑈



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