

# SHERIFF'S SALE

Wednesday, August 28th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV329 AND CIVIL WRIT NO. 2019CV329 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 parcel of land in the Township of Pine Columbia County, Commonwealth of PA, as more fully described in Instrument No 200508003 ID # 29-10-012-01, being known and designated as being a metes and bounds property, being the same property conveyed by fee simple deed from Shirley Y Hall, single to Jerry A. Klock dated 07/29/2005 recorded on 08/01/2005 in Instrument No 200508033, in Columbia County Records, Commonwealth of PA.

COMMONLY KNOWN AS: 406 Beach Glenn Road, Benton, PA 17814

Being the same premises which Shirley Y. Hall, Single by deed dated 07/29/2005 and recorded in the Office of the Recorder of Deeds for Columbia County on 08/01/2005 as deed instrument number 200508033, granted unto Jerry A Klock, in fee.

PROPERTY ADDRESS: 406 BEACH GLEN ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 29-10-012-01

## 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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Sheriff of Columbia County  
Timothy T. Chamberlain  
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