

# SHERIFF'S SALE

Wednesday, June 12th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV74 AND CIVIL WRIT NO. 2023CV74 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 tract of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the southwest corner of the lot at the point where Colley Street intersects with Old West Creek Road; THENCE along said Colley Street, southeastwardly, eight and ninety-five one hundredths rods; THENCE by other lands now or late of the Estate of R.L.F. Colley, Deceased, North thirty-two and three-fourths degrees East, seven and six-tenths rods to land now or late of Daniel Hartman; THENCE northwestwardly along said land now or late of Daniel Hartman to the Old West Creek Road;

THENCE along said West Creek Road to the place of BEGINNING. CONTAINING approximately one-half acre of land. Upon which are erected a dwelling house, garage and additional improvements.

BEING THE SAME PREMISES which James L. Edkin, by Deed dated July 3 1, 1998 and recorded on July 31, 1998, in the Columbia County Recorder of Deeds Office at Deed Book Volume 696 at Page 9, granted and conveyed unto Michael V. Kass and Cheryl A. Kass, husband and wife. The said Michael V. Kass departed this life on or about October 28, 2009, thereby vesting title to Cheryl A. Kass by operation of law.

Being Known as RR 3 Box 2 Market and Colley a/k/a 660 Market Street, Benton, PA 17814  
Parcel I.D. No. 02 04 1 1401000

PROPERTY ADDRESS: 660 MARKET STREET, BENTON, PA 17814  
UPI / TAX PARCEL NUMBER: 02 04 11401000

## 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  
HLADIK ONORATO AND FEDERMAN LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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