

SHERIFF'S SALE

Wednesday, May 14th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2011CV491 AND CIVIL WRIT NO. 2011CV491 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 LOT OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA

AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LAND NOW OR FORMERLY OF ROY HESS; ON THE EAST BY LAND NOW OR FORMERLY OF ROBERT

L. BROWN AND LAHOMA M. BROWN; ON THE SOUTH BY SAID BROWN AND ON THE WEST BY STATE HIGHWAY NO. 339.

BEING ONE HUNDRED TWENTY-EIGHT FEET WIDE AND ONE HUNDRED AND THIRTY FEET DEEP:"

IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT A STRIP OF LAND ALONG THE NORTHERN

SIDE OF THE ABOVE DESCRIBED PIECE OF LAND IS RESERVED BY ROBERT L. BROWN AND LAHOMA M. BROWN FOR

THE USE OF ROBERT L. BROWN AND LAHOMA M. BROWN AND OTHERS TO GET TO THE LAND IN THE REAR. THIS STRIP

IS EIGHT FEET WIDE AND IS TO BE MAINTAINED BY ROBERT L. BROWN AND LAHOMA M. BROWN.

PARCEL NO. 03-04A01500

BEING THE SAME PREMISES WHICH JOSEPH F. NEWHART AND CANDIE L. NEWHART, HUSBAND AND WIFE, BY DEED

DATED FEBRUARY 5, 2008 AND RECORDED FEBRUARY 5, 2008 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, AS

INSTRUMENT NUMBER 200801125, GRANTED AND CONVEYED UNTO EDWARD K. KALBACH AND LORI L. KALBACH,

HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 3992 MAPLE GROVE ROAD, STILLWATER, PA, 17878

PROPERTY ADDRESS: 3992 MAPLE GROVE ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 03-04A01500

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
ZUCKER, GOLDBERG & ACKERMAN, LLC
200 Sheffield Street
Mountainside, NJ 07092

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