

SHERIFF'S SALE

Wednesday, September 7th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV281 AND CIVIL WRIT NO. 2016CV281 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 situated on the South side of Market Street in the Borough of Benton, County of Columbia, Commonwealth of Pennsylvania, being known and designated as follows:

Beginning at a post on line of land now or formerly of Abbie Krickbaum and Market Street; thence South 80 1/4 degrees West 89.5 feet to an iron corner on said Street; thence by land now or formerly of Elwood Knouse, South 33 1/2 degrees West, 180 feet to an iron corner on line of land now or formerly of Elwood Knouse; thence by same, North 54 3/4 degrees East, 50 feet to an iron corner on line of lands now or formerly of Abbie Krickbaum; thence by same, North 33 1/2 degrees East, 208 feet to the place of beginning.

Being the same premises that Larry A. Robbins and Mary F. Robbins, Husband and Wife by deed dated 08/19/2002 and recorded on 09/03/2002 in the office of Recorder of Deeds in and for Columbia County, at Instrument No. 200210450, conveyed unto Carl G. Kytte and Lanea G. Kytte, Husband and Wife, Grantees herein.

Parcel No. 02-04-103-00

PROPERTY ADDRESS: 560 MARKET STREET, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 02-04-103-00

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
RICHARD SQUIRE & ASSOCIATES LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046

Sheriff of Columbia County
Timothy T. Chamberlain
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