

# SHERIFF'S SALE

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Wednesday, November 9th, 2016 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV755 AND CIVIL WRIT NO. 2016CV755 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:

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ALL THAT CERTAIN PIECE AND PARCEL OF LAND situate in Benton Borough, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner on the northerly line of a public road leading to Rohrsburg and at the southwest corner of land now or formerly of Mrs. Martin Kessler; RUNNING THENCE along the northerly line of said public road South 66 degrees 18 minutes West, 60 feet, more or less, to a stake corner set in line of land now or formerly of Herbert Davis; THENCE along the line of land now or

formerly of said Davis, North 28 degrees 48 minutes West, 64.5 feet to a stone corner; THENCE continuing along the same, North 62 degrees 15 minutes West, 189 feet, more or less, to the easterly line of West Creek; RUNNING THENCE along the easterly line of said creek, North 17 degrees 57 minutes East, 56 feet, more or less, to a stake corner set in the southerly line of land now or formerly of the aforesaid Mrs. Martin Kessler; RUNNING THENCE along the southerly line of land now or formerly of said Kessler, South 60 degrees 18 minutes East, 237.5 feet, more or less, to a stake corner; THENCE continuing along the same, South 28 degrees 48 minutes East, 64.5 feet to a stake corner set in the westerly line of the aforesaid public road, the place of BEGINNING. BEING THE SAME PREMISES which Doyle Terry Stout and Denise A. Stout, his wife, by Deed dated 6/29/1998 and recorded 7/1/1998 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Book 693, Page 22, granted and conveyed unto Edward S. Relyveld and Anna C. Relyveld, son and mother, as Joint Tenants with right of survivorship.

PROPERTY ADDRESS: 705 MARKET STREET, BENTON, PA 17814  
UPI / TAX PARCEL NUMBER: 02-04-10900000

## 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  
Shapiro and DeNardo  
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King of Prussia, PA 19406

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