

**NOTICE OF PUBLIC SALE
OF REAL ESTATE BY
RICHLAND TOWNSHIP,
ALLEGHENY COUNTY,
PENNSYLVANIA**

Pursuant to the Second Township Code, the Township of Richland shall sell the three (3) parcels of real estate listed below, individually and via three (3) separate sales, to the highest responsible bidders. The properties are identified as follows: Block and Lot 1504-L-362, known as South Woodland Circle, containing approximately 0.705 acres; Block and Lot 1831-H-50, known as Summit Street, containing approximately 0.59 acres; and Block and Lot 2379-P-160, known as 3923 Chessrown Avenue, containing approximately 1.0 acres. The terms and conditions of each sale are as follows:

1. Each sale shall be made to the highest responsible bidder through a public auction via Muncibid at Muncibid.com.

2. The public auction for Block and Lot 1504-L-362, known as South Woodland Circle, shall commence at 2:00 p.m. on March 18, 2024 and end at 11:00 a.m. on April 16, 2024.

3. The public auction for Block and Lot 1831-H-50, known as Summit Street, shall commence at 2:00 p.m. on March 18, 2024 and end at 11:15 a.m. on April 16, 2024.

4. The public auction for Block and Lot 2379-P-160, known as 3923 Chessrown Avenue, shall commence at 2:00 p.m. on March 18, 2024 and end at 11:30 a.m. on April 16, 2024.

5. The Township may reject any or all bids if deemed to be less than fair market value.

6. Within five (5) business days following receipt of a Notice of Acceptance from the Township, each successful bidder must deposit an amount equal to ten percent (10%) of the successful bid amount as earnest money, via certified or cashier's check or wired funds, with the designated Escrow Agent for the Township.

7. Within twenty (20) business days following receipt of a Notice of Acceptance from the Township, each successful bidder must enter into the agreement of sale, which is available upon request, along with the Instructions to Bidders, at the Richland Township Municipal Building located at 4019 Dickey Road, Gibsonia, PA 15044.

8. The Township will provide a deed to each property, and in no event shall the Township of Richland be liable for any damages to the purchaser/successful bidder if title is found unmarketable for any reason. Each purchaser/successful bidder waives any and all right to damages or by way of liens against the Township. It shall be the obligation of each successful purchaser to examine title for the property prior to the bidding and/or closing.

9. Township of Richland does hereby reserve the right to withdraw these offers to sell, or upon completion of the bidding to accept or reject any or all bids for said properties, or to waive any informality in relation thereto.