

Honesty

Integrity

Hard Work

Professionalism



Real Estate Auction

SHORT NOTICE AUCTION! NO RESERVE! SOLD TO THE HIGHEST BIDDER! GREAT INVESTMENT OPPORTUNITY!!

MONDAY, FEBRUARY 1, 2021 @ 4:00 PM

232 LINCOLN WAY W
CHAMBERSBURG, PA 17201

Open House(s):
January 23, 2021 @ 3:00 - 4:00 pm
January 30, 2021 @ 3:00 - 4:00 pm



January 14, 2021

Dear Prospective Buyer,

Hurley Auctions is pleased to have been chosen to offer you this property. Please take this opportunity to inspect the property today. For your convenience, I've enclosed the following information:

General Information
Aerial View
Tax Card Snip
Deed
Seller's Property Disclosure
Conditions of Public Sale
How to Buy Real Estate at Auction
Methods of Payment
Financing Available

If you have any questions after reviewing this report, please don't hesitate to call me at any time. We are looking forward to seeing you at the Auction on Monday, February 1, 2021 @ 4:00 pm.

Sincerely,

A handwritten signature in black ink that reads "Matt Hurley". The signature is written in a cursive, flowing style.

Matthew S. Hurley
Auctioneer and Appraiser

DISCLAIMER & ABSENCE OF WARRANTIES

All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or the Auction Company.**



General Information

Terms: \$5,000 in certified funds day of auction. Balance due in 15 days of sale. (See Payment & Financing page for detailed info.) Announcements made on the day of sale take precedence over all printed material. (See Payment & Financing page for detailed info.)

Closing Location: Salzmann & Hughes, P.C.- Adam Schellhase, 79 St. Paul Drive, Chambersburg, PA-717-263-2121; (title work will be completed by time of auction to expedite the process)

Buyer possession: Buyer will have immediate possession upon closing.

Showing Dates: Saturday, January 23 & 30, 2021: 3:00 PM – 4:00 pm

General Information: **ATTENTION INVESTORS! SHORT NOTICE AUCTION! NO RESERVE! GREAT OPPORTUNITY!!** Spacious 2-Story Colonial Style home move-in ready! 3 to 4 Bedrooms, 1.5 Baths, & plenty of space & character! High ceilings, fresh paint, new appliances, 2nd floor balcony & more! Large fenced rear yard & off-street parking; No Buyer's Premium! Move your own tenants in or seller has one for you with the potential of \$1400 a month!

This home has the following features:

- Primary Bedroom (wood floors): 12x18; 2nd level
- 3 Additional Bedrooms (wood floors): 18x12, 15x12, 15x13 (2 bedrooms have balcony access; 2nd level
- Full Bath: 8x7, claw foot tub w/shower; 2nd Floor
- Living Room (carpet): 12x17
- Family Room (carpet): 18x12
- Foyer (vinyl floor)
- Kitchen (vinyl floor): 14x12; stainless steel stove & refrigerator convey w/sale (new)
- Dining Room (vinyl floor): 15x13
- Half Bath (main level)
- Full Basement: unfinished; connecting stairs
- Updated Electric – 200 amp
- Rear/Side Porch
- 2nd Story Balcony
- Off Street and Street Parking
- Rear Fenced Yard

Year House Built: Approximately 1900

Lot Size: Approximately 0.17+- acres **House Size:** approximately 1,784 sq ft

Location: Borough of Chambersburg, Franklin County, PA

Zoning: Call Borough of Chambersburg: 717-251-2436

Taxes: Approximately \$1,197.00 **Tax ID:** 5-1B64-16

Utilities:

Water: Public **Sewer:** Public **Heat:** Natural Gas, Hot Water Radiators **Cooling:** None

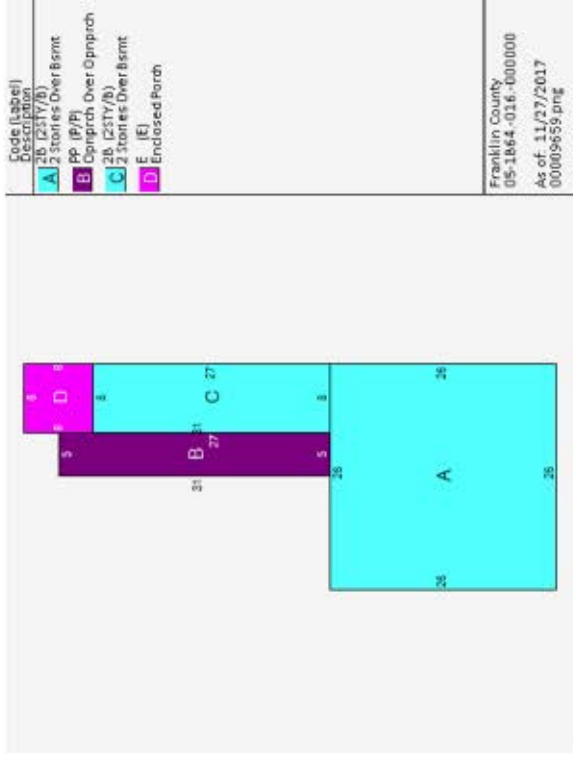
School District: Chambersburg Area School District

Local Hospital: WellSpan, Chambersburg; Waynesboro Hospital, Waynesboro; Meritus, Hagerstown

Aerial View



Tax Card Snip



IMPROVEMENT INFORMATION

DWELLING:	DETACH	HEAT DISTRIBUTION:	Forced Air
STYLE:	Colonial	HEAT SOURCE:	Oil
BUILT:		COOLING:	
EFF AGE:	YEAR(S)	WATER:	PUBLIC
GRADE:	D	SEWER:	PUBLIC
LVNG AREA:	1784 SQ FT	GAS:	
STORIES:	2	BSMT %:	100
EXTERIOR:	BRICK	BSMT FIN:	0 SQ FT
ROAD TYPE:	Paved	TTL RM #:	0
SIDEWALK:	YES	FULL BATH:	0
CLSD PRCH:	YES	AREA:	64 SQ FT
ATTCH GAR:	NO	AREA:	0 SQ FT
BSMT GAR:	NO	AREA:	0 SQ FT
		FIREPLACE:	0
		BEDS:	0



PROPERTY NOTES

DEED 09-3743 IS SHERIFF'S 8-3328-04
 ADD CHG PER TC 3-7-13
 ADD CHG PER TC 9-13-13

LAND BREAKDOWN

PROP TYPE:	RESIDENTIAL	30 FT TYPE:	ACTUAL
USE CODE:	101	254 FT TYPE:	ACTUAL
USE DESC.:	RESIDENTIAL 1 FAMILY	7620 FT	
TERRAIN:	Rolling	BASE ACRE:	0 ACRE(S)
FRONTAGE:		TILLABLE:	0 ACRE(S)
DEPTH:		WOODED:	0 ACRE(S)
SITE SQ FT:		NON TILL:	0 ACRE(S)
BASE ACRE:	0 ACRE(S)	DEED AREA:	0.17 ACRE(S)



Deed

Inst. # 200907576 - Page 1 of 5

SPECIAL WARRANTY DEED

THIS DEED, made this 9 day of March, 2009, Between **Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania** (hereinafter called the "Grantor Corporation"), of the one part, and **Knepper Properties LLC** (hereinafter called the "Grantees"), of the other part,

WITNESSETH, That in consideration of Sixty-four Thousand Dollars (\$64,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor Corporation does hereby grant and convey unto the said Grantee, its successors and assigns,

DESCRIPTION

ALL THAT REAL ESTATE lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of house now or formerly of John A. Bard, on Lincoln Way West; thence by said house line, South ten (10) degrees eighteen (18) minutes West, sixty-two and three tenths (62.3) feet to corner of house; thence by said lot South nine (9) degrees twenty-two (22) minutes West, one hundred and ninety-one and seven tenths (191.7) feet to a point on Burkhart Avenue; thence by Burkhart Avenue North eighty (80) degrees West, thirty (30) feet to a point; thence by lot now or formerly of Nellie Armstrong and Mrs. Small North nine (9) degrees thirty-six (36) minutes East two hundred fifty-four (254) feet to a point on Lincoln Way West; thence by Lincoln Way West South eighty (80) degrees East thirty (30) feet to a point, the place of beginning, as shown by draft on John H. Atherton, C.S., dated June 23, 1944.

TAX I.D. NUMBER: 05-1B-64-16

BEING KNOWN AS: 232 Lincoln Way West, Chambersburg, Pennsylvania 17201.

BEING THE SAME PREMISES which Dane M. Anthony, Sheriff of the County of Franklin, by Deed dated February 24, 2009 and recorded February 24, 2009 in the Office of the Recorder



Deed

Inst. # 200907576 - Page 2 of 5

of Deeds in and for Franklin County at Instrument Number 200903743, granted and conveyed unto Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, in fee.

TOGETHER, with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any ways appertaining, the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of it, the said Grantor Corporation, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the Grantor Corporation does hereby, for itself, its successors and assigns, covenant, promise and agree to and with the Grantee, its successors and assigns, by these presents, that the Grantor Corporation and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, and its successors and assigns, against them, the Grantor Corporation and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, or any of them, shall or will, Subject as aforesaid, **WARRANT** and forever **DEFEND**.



Seller's Property Disclosure

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PROPERTY 232 W W Chambersburg PA 17202
SELLER Knepper Properties, LLC

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is **not a substitute for any inspections or warranties** that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a **material defect** that may not be addressed on this form.


A **material defect** is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

Seller's Initials DIC / _____ Date _____

SPD Page 1 of 10

Buyer's Initials _____ / _____ Date _____

 Pennsylvania Association of REALTORS®

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1/16

Legacy Realty, Inc., 2800 Buchanan Trail East Greencastle, PA 17225
Phone: (717)597-9100 Fax: (717)597-9922 Matthew Hurley

Disclosure updated



Seller's Property Disclosure

	Yes	No	Unk	N/A
A		/		
B	/			
C				

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
 (B) Is Seller the landlord for the property?
 (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

	Yes	No	Unk	N/A
1			/	
2	/			
3			/	
1	/			
2	/			
3	/			
4	/			
5	/			
C				
D		/		

2. OWNERSHIP/OCCUPANCY

- (A) **Occupancy**
 1. When was the property most recently occupied? _____
 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? _____
 3. How many persons most recently occupied the property? _____
 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
 1. The owner
 2. The executor
 3. The administrator
 4. The trustee
 5. An individual holding power of attorney
 (C) When was the property purchased? _____
 (D) Are you aware of any pets having lived in the house or other structures during your ownership? _____

Explain section 2 (if needed): _____

	Yes	No	Unk	N/A
1		/		
2		/		
3		/		
4		/		
B				
C				
D				
1				
2				
3				
4				
E				

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

- (A) **Type.** Is the Property part of a(n):
 1. Condominium
 2. Homeowners association or planned community
 3. Cooperative
 4. Other type of association or community _____
 (B) If "yes," how much are the fees? \$ _____, paid (Monthly)(Quarterly)(Yearly)
 (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____
 (D) If "yes," provide the following information about the association:
 1. Community Name _____
 2. Contact _____
 3. Mailing Address _____
 4. Telephone Number _____
 (E) How much is the capital contribution/initiation fee? \$ _____
Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

	Yes	No	Unk	N/A
1		/		
2		/		
1		/		
2		/		
1		/		
2		/		

4. ROOF AND ATTIC

- (A) **Installation**
 1. When was the roof installed? _____
 2. Do you have documentation (invoice, work order, warranty, etc.)?
 (B) **Repair**
 1. Has the roof or any portion of it been replaced or repaired during your ownership?
 2. If it has been replaced or repaired, was the existing roofing material removed?
 (C) **Issues**
 1. Has the roof ever leaked during your ownership?
 2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: _____

Seller's Initials DIC / _____ Date _____ SPD Page 2 of 10 Buyer's Initials _____ / _____ Date _____



Seller's Property Disclosure

5. BASEMENTS AND CRAWL SPACES

	Yes	No	Unk	N/A
1			/	
2			/	
3			/	
4			/	
1		/		
2		/		
3		/		

(A) Sump Pump

- Does the property have a sump pit? If yes, how many? _____
- Does the property have a sump pump? If yes, how many? _____
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

(B) Water Infiltration

- Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public system? _____

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: _____

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

	Yes	No	Unk	N/A
1		/		
2		/		
1		/		
2		/		

(A) Status

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

(B) Treatment

- Is your property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the property?

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: _____

7. STRUCTURAL ITEMS

	Yes	No	Unk	N/A
A		/		
B		/		
C		/		
1		/		
2		/		
3		/		
E		/		
F		/		

- (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

- (B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?

- (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?

(D) Stucco and Exterior Synthetic Finishing Systems

- Is your property constructed with stucco?
- Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," when was it installed? _____

- (E) Are you aware of any fire, storm, water or ice damage to the property?

- (F) Are you aware of any defects (including stains) in flooring or floor coverings?

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: _____

8. ADDITIONS/ALTERATIONS

	Yes	No	Unk	N/A
A		/		
B		/		

- (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.

- (B) Are you aware of any private or public architectural review control of the property other than zoning codes?

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)

A sheet describing other additions and alterations is attached.

Seller's Initials DK / _____ Date _____ SPD Page 3 of 10 Buyer's Initials _____ / _____ Date _____



Seller's Property Disclosure

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

9. WATER SUPPLY

	Yes	No	Unk	N/A
1	/			
2		/		
3		/		
4		/		
5		/		
6		/		
7				
8				
1			/	
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1			/	
2				
1		/		
2		/		

(A) **Source.** Is the source of your drinking water (check all that apply):

1. Public
2. A well on the property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other _____
8. No water service (explain): _____

(B) **Bypass Valve** (for properties with multiple sources of water)

1. Does your water source have a bypass valve?
2. If "yes," is the bypass valve working?

(C) **Well**

1. Has your well ever run dry?
2. Depth of Well _____
3. Gallons per minute _____, measured on (date) _____
4. Is there a well used for something other than the primary source of drinking water?
5. If there is an unused well, is it capped?

(D) **Pumping and Treatment**

1. If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____
2. Do you have a softener, filter, or other treatment system?
3. Is the softener, filter, or other treatment system leased? From whom? _____

(E) **General**

1. When was your water last tested? _____ Test results: _____
2. Is the water system shared? With whom? _____

(F) **Issues**

1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
2. Have you ever had a problem with your water supply?

Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: _____

10. SEWAGE SYSTEM

(A) **General**

1. Is your property served by a sewage system (public, private or community)?
2. If no, is it due to availability or permit limitations?
3. When was the sewage system installed (or date of connection, if public)? _____

(B) **Type** Is your property served by:

1. Public (if "yes," continue to D through G below)
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain: _____

	Yes	No	Unk	N/A
1	/			
2				
3				
1	/			
2				
3				
4				

Seller's Initials DK / _____ Date _____ SPD Page 4 of 10 Buyer's Initials _____ / _____ Date _____



Seller's Property Disclosure

	Yes	No	Unk	N/A
1				
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4				
5				
6				
7				
8				
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3				
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7				
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1				
2				

(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):

1. Within 100 feet of a well
2. Subject to a ten-acre permit exemption
3. A holding tank
4. A drainfield
5. Supported by a backup or alternate drainfield, sandmound, etc.
6. A cesspool
7. Shared
8. Other, explain: _____

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property? _____
2. Are there any cement/concrete septic tanks on the Property? _____
3. Are there any fiberglass septic tanks on the Property? _____
4. Are there any other types of septic tanks on the Property? _____
5. Where are the septic tanks located? _____
6. How often is the on-lot sewage disposal system serviced? _____
7. When was the on-lot sewage disposal system last serviced? _____

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

1. Are you aware of any abandoned septic systems or cesspools on your property?
2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

1. Are there any sewage pumps located on the property? _____
2. What type(s) of pump(s)? _____
3. Are pump(s) in working order? _____
4. Who is responsible for maintenance of sewage pumps? _____

(G) Issues

1. Is any waste water piping not connected to the septic/sewer system?
2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: _____

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other _____

(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: _____

	Yes	No	Unk	N/A
1			/	
2			/	
3			/	
4			/	
5			/	
6			/	
7			/	
B	/			

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other: _____
8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?

(B) How many water heaters are there? _____ When were they installed? _____

(C) Are you aware of any problems with any water heater or related equipment?
If "yes," explain: _____

	Yes	No	Unk	N/A
1			/	
2			/	
3			/	
4			/	
5			/	
6			/	
7			/	
8			/	
B			/	
C				

Seller's Initials DK Date _____ SPD Page 5 of 10 Buyer's Initials _____ / _____ Date _____



Seller's Property Disclosure

13. HEATING SYSTEM

	Yes	No	Unk	N/A
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2	/			
3				
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5				
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7				
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(A) **Fuel Type(s)**. Is your heating source (check all that apply):

- Electric
- Natural gas
- Fuel oil
- Propane
- Geothermal
- Coal
- Wood
- Other _____

(B) **System Type(s)** (check all that apply):

- Forced hot air
- Hot water
- Heat pump
- Electric baseboard
- Steam
- Radiant
- Wood stove(s) How many? _____
- Coal stove(s) How many? _____
- Other: _____

(C) **Status**

- When was your heating system(s) installed? _____
- When was the heating system(s) last serviced? _____
- How many heating zones are in the property? _____
- Is there an additional and/or backup heating system? Explain: _____

(D) **Fireplaces**

- Are there any fireplace(s)? How many? _____
- Are all fireplace(s) working? _____
- Fireplace type(s) (wood, gas, electric, etc.): _____
- Were the fireplace(s) installed by a professional contractor or manufacturer's representative? _____
- Are there any chimney(s) (from a fireplace, water heater or any other heating system)? _____
- How many chimney(s)? _____ When were they last cleaned? _____
- Are the chimney(s) working? If "no," explain: _____

(E) List any areas of the house that are not heated: _____

(F) **Heating Fuel Tanks**

- Are you aware of any heating fuel tank(s) on the property?
- Location(s), including underground tank(s): _____
- If you do not own the tank(s), explain: _____

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: _____

14. AIR CONDITIONING SYSTEM

	Yes	No	Unk	N/A
1		/		
2		/		
3		/		
4				
5				
1				
2				
3				
4				
5				
1				
2				
3				
4				
5				
1				
2				
3				
4				
5				

(A) **Type(s)**. Is the air conditioning (check all that apply):

- Central air
- Wall units
- Window units
- Other _____
- None

(B) **Status**

- When was the central air conditioning system installed? _____
- When was the central air conditioning system last serviced? _____
- How many air conditioning zones are in the property? _____

(C) List any areas of the house that are not air conditioned: _____

Are you aware of any problems with any item in section 14? If "yes," explain: _____

15. ELECTRICAL SYSTEM

	Yes	No	Unk	N/A
1			/	
2			/	

(A) **Type(s)**

- Does the electrical system have fuses?
- Does the electrical system have circuit breakers?

Seller's Initials DK / _____ Date _____ SPD Page 6 of 10 Buyer's Initials _____ / _____ Date _____



Seller's Property Disclosure

	Yes	No	Unk	N/A
B			/	
C				
P				

(B) What is the system amperage? _____

(C) Are you aware of any knob and tube wiring in the home?

Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. **The fact that an item is listed does not mean it is included in the Agreement of Sale.** Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

Item	Yes	No		Item	Yes	No
Electric garage door opener				Trash compactor		
Garage transmitters				Garbage disposal		
Keyless entry				Stand-alone freezer		
Smoke detectors				Washer		
Carbon monoxide detectors				Dryer		
Security alarm system				Intercom		
Interior fire sprinklers				Ceiling fans		
In-ground lawn sprinklers				A/C window units		
Sprinkler automatic timer				Awnings		
Swimming pool				Attic fan(s)		
Hot tub/spa				Satellite dish		
Deck(s)				Storage shed		
Pool/spa heater				Electric animal fence		
Pool/spa cover				Other:		
Whirlpool/tub				1.		
Pool/spa accessories				2.		
Refrigerator(s)				3.		
Range/oven				4.		
Microwave oven				5.		
Dishwasher				6.		

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

17. LAND/SOILS

	Yes	No	Unk	N/A
1			/	
2				
3			/	
4			/	

(A) Property

- Are you aware of any fill or expansive soil on the property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).

Seller's Initials DK/ Date _____ SPD Page 7 of 10 Buyer's Initials _____ / _____ Date _____



Seller's Property Disclosure

(B) Preferential Assessment and Development Rights

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
2. Open Space Act - 16 P.S. §11941 et seq.
3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
4. Any other law/program: _____

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in section 17: _____

	Yes	No	Unk	N/A
1			/	
2			/	
3			/	
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

1. Is any part of this property located in a wetlands area?
2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
3. Do you maintain flood insurance on this property?
4. Are you aware of any past or present drainage or flooding problems affecting the property?
5. Are you aware of any drainage or flooding mitigation on the property?
6. Are you aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale; culvert, pipe or other feature?
7. If "yes", are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features: _____

(B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

2. Do you access the property from a private road or lane?
3. If "yes," do you have a recorded right of way or maintenance agreement?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B): _____

	Yes	No	Unk	N/A
1		/		
2		/		
3		/		
4		/		
5		/		
6		/		
7				
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19				
20				

Seller's Initials DIC / _____ Date _____ SPD Page 8 of 10 Buyer's Initials _____ / _____ Date _____



Seller's Property Disclosure

19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

	First Test	Second Test
Date	_____	_____
Type of Test	_____	_____
Results (picocuries/liter)	_____	_____
Name of Testing Service	_____	_____

2. Are you aware of any radon removal system on the property? If "yes," list date installed and type of system, and whether it is in working order below:
- | | | | |
|----------------|----------------|----------|----------|
| Date Installed | Type of System | Provider | Working? |
| _____ | _____ | _____ | _____ |

(C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

1. Are you aware of any lead-based paint or lead-based paint hazards on the property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property?

(D) Tanks

1. Are you aware of any existing or removed underground tanks? Size: _____
2. If "yes," have any tanks been removed during your ownership?

(E) Dumping. Are you aware of any dumping on the property?

(F) Other

1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Have you received written notice regarding the presence of an environmental hazard or bio-hazard on your property or any adjacent property?
3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19: _____

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are you aware of any deed restrictions that apply to the property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

(B) Financial

1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?
3. Are you aware of any insurance claims filed relating to the property?

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		

Seller's Initials DLC / _____ Date _____ SPD Page 9 of 10 Buyer's Initials _____ / _____ Date _____



Seller's Property Disclosure

	Yes	No	Unk	N/A
1		/		
2		/		
1		/		

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
2. Are you aware of any existing or threatened legal action affecting the property?

(D) Additional Material Defects

1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

2. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in section 20: _____

21. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- _____
- _____
- _____

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.** Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.

SELLER _____ DATE 1/13/21
 SELLER _____ DATE _____
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property.

DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____



Conditions of Public Sale

Matthew S. Hurley Auction Company, Inc.

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277 East Boulevard North Suite 3 •Hagerstown, MD 21740•301-733-3330
Website: www.hurleyauctions.com • Email: info@hurleyauctions.com

CONDITIONS OF PUBLIC SALE OF REAL ESTATE

CONDITIONS OF PUBLIC SALE OF REAL ESTATE

OWNED BY _____,

LOCATED AT 232 Lincoln Way W, Chambersburg, PA 17201

1. **Highest Bidder.** The highest and best bidder shall be the Buyer. The Seller, however, reserves the right to reject any and all bids and to adjourn the sale to a subsequent date. If any disputes arise to any bid, the Seller/Auctioneer reserves the right to cause the property to be immediately put up for sale again.
2. **Real Estate Taxes.** All real estate taxes for **20 20 - 21** shall be pro-rated between the Buyer and Seller to the date of settlement on a fiscal year basis. All real estate taxes for prior years have or will be paid by the Seller.
3. **Transfer Taxes.** Seller shall pay 1/2 of the realty transfer tax and Buyer shall pay 1/2 of the realty transfer tax, provided, however, that the Buyer shall be responsible for any additional transfer taxes imposed on any assignment of this Agreement by Buyer.
4. **Terms.** \$ **5,000** or _____ % handmoney, either in form of cash, cashier's check, or certified check when the property is struck down, and the balance, without interest, on or before **February 16, 2021** when a special warranty deed will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale.
5. **Forfeiture.** The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this Agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
6. **Marketable Title.** A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the **Franklin** County Courthouse and which may be visible by inspection of the premises.
7. **Risk of Loss.** Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of rescinding this Agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this Agreement.
8. **Warranty.** The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land.
 - A. **Radon.** Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. **Lead-Based Paint.** If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. **Home Inspection.** Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this Agreement.
 - D. **Fixtures and Personal Property.** Included in the sale and purchase price are all existing items presently installed in the property, including plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; and built-in appliances. No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All other personal property that is not a fixture is reserved to Seller, which personal property shall be removed prior to settlement.
 - E. **Ventilation/Mold.** The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or venting, or any other matters of home construction wherein mold may be present in the real estate.
 - F. **"As Is".** The property is being sold "AS IS" at the time of sale and at the time of the settlement. The fiduciary/seller herein makes no representations or warranties as to the condition of the real estate. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative will not deliver a disclosure to Buyer inasmuch as they are not required by law.
9. **Financing.** Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing. The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer in this regard.
10. **Dispute Over Handmonies.** In the event of a dispute over entitlement of handmoney deposits, the agent holding the deposit may either retain the monies in escrow until the dispute is resolved or, if possible, pay the monies into the County Court to be held until the dispute is resolved. In the event of litigation for the return of deposit monies, the agent holding handmoney shall distribute the monies as directed by a final order of the court or a written agreement of the parties. Buyer and Seller agree that, in the event any agent is joined in the litigation for the return of deposit monies, attorneys fees and costs of the agent will be paid by the party joining the agent.
11. This agreement shall survive closing.

Seller (SEAL)

Dated: _____

Seller (SEAL)

Telephone No. _____

AGREEMENT OF BUYER(S)

I/We _____



How to Buy Real Estate at Auction

Buying at a Hurley auction is easy and fun. We are dedicated to providing the best possible experience for our buyers.

- ❖ Do your homework! Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- ❖ **What does the term “Reserve” mean?** Under a reserve auction the auctioneer will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid.
- ❖ **What does the term “Absolute” mean?** In an absolute auction, the property will be sold to the last and highest bidder regardless of price.
- ❖ **Do I need to pre-qualify?** No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Financing information can be found on the last page of this packet.
- ❖ You will need a down payment as described in the general information section.
- ❖ Gather all available information and determine what the property is worth to you.
- ❖ The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our cashier. You will need your driver’s license or another form of photo ID.
- ❖ Listen carefully to all announcements made the day of the auction. Please ask any questions you may have.
- ❖ When the auction actually begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$100,000 and he may need to come down to \$75,000 until somebody agrees to bid. At this point the action begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount simply raise your hand. There may be several people bidding at first so don’t be shy, raise your hand. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point, if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- ❖ If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.
- ❖ It is the Buyer’s responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you please contact us.

Easy as 1,2,3!!!!!!!. Purchasing at auction is fun & dynamic. Enjoy the experience. If you have additional questions about auctions, please contact Hurley Auctions at 717-597-9100.



Acceptable Methods of Payment

Each Real Estate Auction requires that a non-refundable down payment be made at the time the property is struck down. The following methods are the only methods of payment accepted by Hurley Auction Co. Inc. unless otherwise approved by Hurley Auctions:

- 1) Cash
- 2) Certified or Cashier's Check payable to Hurley Auctions.
- 3) Personal check accompanied by a Bank Letter of Guarantee (see sample below). Letter must read as follows and must be signed by an officer of the bank.

Letter of Guarantee

Date: (Date of letter)

To: Hurley Auctions
2800 Buchanan Trail East
Greencastle, PA 17225

Re: (Customer requesting Letter of Credit)

This letter will serve as your notification that (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of (\$ X,XXX.XX).

Drawn on account # (Customer's account number).

This guarantee will apply only to the Hurley Auctions for purchases made (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



Real Estate Auction Financing

Purchasing a home at auction has never been easier. In fact, each year real estate auctions become more and more popular. The following financial institutions/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.



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 e: jgullace@firsthome.com
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tmeyers@unionhomemortgage.com

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Real Estate Settlements

The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.

When details matter, choose a settlement agency you can trust. We offer exhaustive title examinations, seamless closings, iron-clad insurance, and post-settlement support.

APLUS

SETTLEMENT SERVICES, INC.

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263 Lincoln Way East, Chambersburg, PA 17201 • 717 753-3620
201 S. 2nd Street, McConnellsburg, PA 17233 • 717 485-9244

To Speak to a Title
Professional Contact:

Vicki Ott
Owner



Vicki.Ott@aplussettlementservices.com
www.partnerwithaplus.com



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Center Square Real Estate Settlement Services, Inc.

Clinton T. Barkdoll, Attorney/Title Agent
Susan E. Shetter, Title Agent

9 East Main Street
Waynesboro, PA 17268

Telephone 717-762-3374
Facsimile 717-762-3395
Email sue@kullalaw.com



**Buchanan Settlement
Services, Ltd., Inc**

Dawn E. Monn
Title Agent

www.BuchananSettlements.com

2025 East Main Street
Waynesboro, PA 17268

Ph: 717.762.1415 x105
Ph: 717.263.5001 x 105
Fax: 717.765.0172

E-mail: jevanslaw-buchanan@supernet.com



Real Estate Settlements

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Robin Mull
Partner/Owner

robin.mull@madisonsettlements.com



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Kristen Parr
Assistant Manager

kristen.parr@madisonsettlements.com

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Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.

ABOUT OUR COMPANY

Hurley Auctions is a full service, full time Auction Company with a well-trained staff ready to assist you in obtaining your sales goals. We are recognized as leaders in the auction industry, having successfully conducted hundreds of real estate and personal property auctions annually.

OUR MISSION

Hurley Auctions' mission is to provide the highest possible auction and appraisal services available. We do this through honesty, integrity, professionalism, and hard work. We are committed to treating each client with the utmost respect. We handle each auction professionally and to the best of our ability. Our success is measured by the ultimate satisfaction of all those whom we serve.



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