

SHORT NOTICE Public Auction **Lot with Two Homes**



ABSOLUTE at \$25,000 or Greater

Will offer for sale at 471 West Fourth Street, Waynesboro, PA on:

Friday, September 6 at 5 PM

Lot known as 471 West Fourth Street, Waynesboro, PA improved with (2) Residential homes. Both homes require extensive renovation and both homes include personal property.

HOME #1 (FRONT): Living room, dining room, kitchen, (3) bedrooms and bath on first floor. Basement includes kitchen, living room of sorts, bath, bedroom plus an attached complex of storage rooms extended off the main structure. Home has public water and sewer and appears to have had baseboard heat.

HOME #2 (BACK): Living room, (2) bedrooms, bath, and eat-in kitchen. Home has a large basement with an oil fired furnace heating system. Public water and sewer.

Both homes sit on a lot described on Instrument #201903710 being 155.4' x 77.94' x 146.36' x 90.6' and adjoins a 24' right of way.

DIRECTIONS: Turn off Rt. 16 (in Waynesboro) onto Fairview Avenue and follow Fairview Avenue to West Fourth Street (just past Fairview Elementary School). Turn Right on Fourth Street (sign says No Outlet) and proceed to end of street. Homes are on the right - WATCH FOR SIGNS.

OPEN HOUSE: These homes may be seen on Wednesday, August 21 from 5:00 – 6:00 PM or Sunday, August 25 from 2:00 – 3:00 PM or by phoning (717) 263-6512 or (800) 315-3265 and scheduling an appointment.

AUCTIONEER'S NOTE: These homes require extensive attention but location provides lot of opportunity. Property adjoins Fairview Elementary School property. Home #1 does include a volume of personal property with fair market value.

TERMS: Buyer must pay a deposit of \$10,180.73 when property is struck down in cash or certified funds. The deposit reflects the delinquent taxes owed on the property, which Buyer will be solely responsible for. Delinquent taxes will be paid immediately upon receipt of deposit. The purchase price is due within 30 days of sale. The Borough is requiring the Buyer to sign a remedial action agreement as a condition of sale. Other Terms day of sale.

GATEWAY GALLERY AUCTION INC

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