



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# 4 BEDROOM LEBANON INVESTMENT PROPERTY



**Tuesday, July 28, 2020 • 6PM**

**110 CEDAR ST.  
LEBANON, PA 17042**

**T**his 4-bedroom Lebanon (Cornwall) ranch home is nestled in a nice neighborhood just minutes from Rt. 72 and within walking distance to the Lebanon Valley Rails to Trails. **The home** features a kitchen, living room, 4 bedrooms, 2 full baths and laundry. **The basement** is semi finished and offers storage. **Additional amenities** include a fenced in backyard with in-ground pool and close quarters to the Cornwall Elementary School. It is in need of restoration but holds **great potential!**

Auction for: Fred Ruebman Jr. Est.  
Attorney: John Gibbel

**By Appointment: Sat. July 18, 10am – 12pm  
& Mon. July 20, 5pm – 6:30pm**  
Limit 2 People. Masks Mandatory.

\*For information about financing call 717-664-5238\*

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days.  
Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM  
AY000253L



**Type:** Ranch  
**Construction:** Frame  
**Exterior:** Brick  
**Roof:** Asphalt  
**Square Footage:** 1,624 sq. ft.  
**Lot Size:** 0.36 Acres  
**Year Built:** 1968 (renovated 2008)  
**Heating/Cooling:** Fuel Oil Hot Water / Central Air

**Flooring:** Carpet, Vinyl  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$4,085  
**School District:** Cornwall-Lebanon SD  
**Township:** Cornwall Borough

### **First Floor:**

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**Living Room:** 18'2" x 13', Closet, Tile Entrance, Carpet  
**Kitchen/Eat-in Area:** 18'2" x 13', Peninsula, Ceiling Fan, Vinyl  
**Bath/Laundry:** 7'10" x 11'3", Shower, Laundry Hook-up, Tile  
**Bedroom 1:** 13'6" x 15'8", Walk-in Closet, Carpet  
**Bedroom 2:** 11'2" x 8'10", Chair Rail, Ceiling Fan, Closet, Carpet  
**Bedroom 3:** 12' x 11'2", Ceiling Fan, Closet, Carpet  
**Bedroom 4:** 11'2" x 13'10", Ceiling Fan, Chair Rail, Closet, Carpet  
**Bath:** 11'1" x 5'9", Tub/Shower Combination, Tile Wall Surround Linen, Vinyl

### **Lower Level:**

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Semi-finished, 42' x 12'7", Storage Rooms

### **Exterior:**

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In-Ground Pool  
Fenced Back Yard  
Concrete Patio  
Storage Shed

**\*All Measurements are Approximate\***



### **LENDERS**

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgage  
company.com

**Dwight Rohrer**  
First Citizen's Community  
Bank  
717-572-1492  
ddroh-  
rer@firstcitizensbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mlivengood@bihbank.com

**Marvin Charles**  
MidAtlantic Farm Credit  
717-368-7387  
mcharles@mafc.com

**Dale Hershey**  
Univest  
717-519-7077  
hersheyd@univest.com

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