

CONDITIONS OF SALE

These are the Conditions of this public sale.

1. **The Property.** The property to be sold is a lot with improvements erected thereon containing approximately 0.4346 acre known as 140 Pheasant Ridge Road, East Buffalo Township, Union County, Pennsylvania (Tax Account No. 002-002473) and referred to on the attached Exhibit A (the "Property").
 - a. Inclusions. Everything that is permanently attached to the Property is included in the sale unless otherwise provided in these Conditions. In addition, the refrigerator, range, microwave, washer, dryer, dishwasher, humidifier, gazebo, six deck chairs and table, gun safe, and five folding tables are included in the sale.
 - b. Exclusions. There are no exclusions from the sale.
2. **Zoning.** The Property is located in the Low Density Residential R-1.
3. **Bidding.** The high bidder will be the Purchaser when the Auctioneer announces that the Property is sold. The high bidder shall immediately, or within two (2) business days after the public sale if the high bidder purchases telephonically and/or online, sign the Purchaser's Agreement in these Conditions of Sale and pay down ten percent (10%) of the purchase money as security for performance under these Conditions of Sale. The down payment shall be paid to Seller's attorneys Gibbel Kraybill & Hess LLP. If any dispute arises among bidders, the Property may be offered for renewal of bidding. The Seller reserves the right to reject bids.
4. **Settlement.** The balance of the purchase money shall be paid at settlement at a title company or law firm of the Purchaser's choice on or before Friday, May 24, 2024 (unless another time or place is agreed upon by the Seller and Purchaser).
 - a. Title. Upon such payment the Seller shall convey to the Purchaser, by Deed prepared at the Purchaser's expense, good and marketable title to the Property, free of all encumbrances not noted in these Conditions, but subject to building and use restrictions, ordinances, easements of roads, rights of public service companies, and easements, rights or other non-monetary encumbrances either of record or visible upon inspection.
 - b. Condition of Property. At settlement the Property shall be in substantially the same condition as at present, except for: (1) damage caused by act of nature, fire or vandalism, (2) damage that occurs after possession has been given to Purchaser, (3) any taking by eminent domain; and (4) ordinary wear and tear. Purchaser's opportunity to view or inspect the Property prior to or on the day of the public sale shall be in lieu of any subsequent view, inspection, or walk-through, and by signing the attached Purchaser's Agreement, Purchaser expressly waives the right to any such inspection or walk-through at any time after the execution of the Purchaser's Agreement. The Property is sold AS IS and Seller makes no other warranty as to the condition of the Property. The Seller has no knowledge of any environmental hazard.
 - c. Insurance. Seller will continue the present fire insurance coverage until settlement

and will promptly pay to Purchaser any insurance proceeds received for damage that occurs after the sale.

- d. Formal tender of Deed and purchase money are waived.
 - e. Realty Transfer Taxes shall be paid by Purchaser.
 - f. Real Estate Taxes and Utilities. Real estate taxes shall be apportioned to the date of settlement or any earlier delivery of possession on a fiscal year basis. Utilities, if any, will be transferred out of Seller's name as of the date of settlement.
 - g. Possession. Possession shall be given to the Purchaser at settlement.
5. **Seller's Property Disclosure Statement.** By signing the attached Purchaser's Agreement, the Purchaser acknowledges receipt of the Seller's Property Disclosure Statement that is required by law. However, Seller makes no warranty as to the condition of the Property, including without limitation any or all environmental matters. Purchaser acknowledges and agrees that the Property and all personal property and/or fixtures transferred hereunder shall be sold and conveyed "AS IS; WHERE IS" and with all faults, and Purchaser assumes the risk that adverse past, present, or future physical or operational characteristics and conditions may not have been revealed by its inspection or investigation.
6. **Agent Participation.** If the Purchaser engages a real estate agent in any capacity, the Purchaser shall be responsible for paying any and all fees or commissions charged by the agent, and Seller shall have no responsibility to compensate the agent, regardless of Seller's consent to agent participation.
7. **Default.**
- a. If the Seller is unable to give title as required by these Conditions, the Purchaser's sole remedy shall be to: (1) take such title as Seller can give; or (2) require Seller to return all payments. Upon such return all further obligations of both Seller and Purchaser under these Conditions shall terminate.
 - b. The time for settlement is of the essence. If the Purchaser does not comply with these Conditions, the Seller, in addition to all remedies provided by law, may either: (1) retain Purchaser's down money as liquidated damages regardless of whether or on what terms the Property is resold; or (2) resell the Property at public or private sale, with or without notice to the present Purchaser or any sureties, and retain any advance in price, or hold the present Purchaser and any sureties liable for any loss resulting from such resale, meanwhile holding the down money as security for or toward payment of any such loss. In addition, Purchaser shall pay any and all attorney's fees and costs incurred by Seller arising from or relating to Purchaser's default.
8. **Entire Agreement.** These are all the conditions of this sale. The Conditions of Sale have been available for inspection before commencement of bidding. The Purchaser shall not rely on the public announcement of a summary of these Conditions as a complete statement of the terms and conditions of this sale. Any changes or additions to the Conditions of Sale shall be effective only if they are in a writing signed by the Seller.

9. **Parties.** The terms "Seller" and "Purchaser" include all who sign in those respective capacities.
10. **Binding Effect.** If more than one person signs as Purchaser, they shall have joint and several responsibility hereunder.
11. **Indemnification.** Purchaser, together with all other persons, parties, or entities affiliated with Purchaser, promises and agrees to defend, indemnify, release, discharge, and hold harmless Seller, and Seller's affiliates, associated entities or individuals, heirs, successors, assigns, contractors, subcontractors, agents, representatives, executors, trustees, and insurers of all of the foregoing against Purchaser's actions, omissions, misfeasance, malfeasance, or any transaction or occurrence stemming from the parties' duties and representations set forth in this Agreement, which results in, or forms the basis for, any suits, sums of money, liabilities, debts, damages, accounts, bonds, defects, warranties, covenants, contracts, agreements, controversies, obligations, costs, expenses, liens, judgments, claims, demands, actions, settlements, compromises, or causes of action whatsoever, at law or in equity, on any theory whatsoever, including, but not limited to, Purchaser's breach of this agreement, negligence, personal injury, property damage, patent infringement, or any other alleged violation of local, state, or federal law.

Dated: April 9, 2024

SELLER:

ATTORNEY:

Justin J. Bollinger, Attorney
Gibbel Kraybill & Hess LLP
2933 Lititz Pike
P. O. Box 5349
Lancaster, PA 17606
(717) 291-1700 – Telephone
(717) 291-5547 - Telefax

JOSEPH N. ALLISON,
by his Agent Allyson Keiser

CAROL L. ALLISON,
by her Agent Allyson Keiser

PURCHASER'S AGREEMENT

I/We, the undersigned Purchaser, agree to have purchased 140 Pheasant Ridge Road, East Buffalo Township, Union County, Pennsylvania, the Property mentioned in the foregoing Conditions, subject to those Conditions, for the purchase price of \$_____.

IF I/WE ACQUIRE POSSESSION OF THE PROPERTY BEFORE PAYMENT OF THE PURCHASE MONEY AND FAIL TO MAKE PAYMENT WHEN DUE, I/WE AUTHORIZE ANY ATTORNEY TO APPEAR FOR ME/US IN ANY COURT AND, TO THE EXTENT AND UNDER THE CONDITIONS, IF ANY, THEN PERMITTED OR PRESCRIBED BY LAW, CONFESS JUDGMENT IN EJECTMENT AGAINST ME/US, IN FAVOR OF THE SELLER OR THE LATTER'S ASSIGNS, FOR POSSESSION OF THE PROPERTY, AND DIRECT THE ISSUING

OF A WRIT OF POSSESSION, WITH CLAUSE OR WRIT OF EXECUTION FOR COSTS; HEREBY WAIVING ALL IRREGULARITIES, NOTICE, LEAVE OF COURT, PRESENT OR FUTURE EXEMPTION LAWS, AND RIGHT OF APPEAL.

Dated: April 9, 2024

Signed in the presence of:

PURCHASER:

_____(SEAL)

_____(SEAL)

Street

City State Zip

Phone

E-mail

RECEIPT

Received of Purchaser on above date, as down money on account of the purchase price, the sum of \$ _____ on behalf of Seller.

EXHIBIT A

ALL THAT CERTAIN lot of land with improvements thereon erected situate in East Buffalo Township, Union County, Pennsylvania, marked as Lot #116 in the subdivision of Wyndham Hills, the correct plan of which is recorded in the Recorder's Office of the Union County Courthouse, Union County, Pennsylvania, in Map Book 3, at Page 103, and shown on the Union County Tax Map on Sheet 43 as Parcel 1.116, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Pheasant Ridge Road, at the southwest corner of Lot No. 115 in said subdivision; thence along the northern line of Pheasant Ridge Road, South eighty-six degrees fifty-two minutes forty-five seconds West, one hundred ten feet (S. 86° 52' 45" W. 110') to a point on the northern line of Pheasant Ridge Road at the southeast corner of Lot No. 117 in the said subdivision; thence along Lot No. 117, North three degrees seven minutes fifteen seconds West, one hundred seventy-two and nine hundredths feet (N. 03° 07' 15" W. 172.09') to a point on the southern line of an area designated as 'Park Area' on the said

subdivision plan, said point being the northeast corner of Lot No. 117 in the said subdivision; thence along the southern line of the said Park Area, North eighty-six degrees fifty-two minutes forty-five seconds East, one hundred ten feet (N. $86^{\circ}12'45''$ E. 110.00') to a point at the common corner of Lots No. 113 and 114 and 116; thence along the western line of Lots No. 114 and 115, South three degrees seven minutes fifteen seconds East, one hundred seventy-two and nine hundredths feet (S. $03^{\circ}07'15''$ E. 172.09") to the point of place of **BEGINNING**.

Known as 407 Pheasant Ridge Road, Lewisburg, Pennsylvania, and designated as Union County Tax Map No. 2-43-1.116.

BEING THE SAME PREMISES which Martin J. Hughes, III and Dianne A. Hughes, husband and wife, by Deed dated October 25, 2002 and recorded November 15, 2002 in the Recorder of Deeds Office in and for Union County, Pennsylvania, granted and conveyed unto Joseph N. Allison and Carol L. Allison, husband and wife, their heirs and assigns, as tenants by the entireties.

SUBJECT, HOWEVER, to all rights-of-way shown on the said subdivision plan, as recorded of roads, drainage ditches, parks and rights-of-way for public service companies.

SUBJECT, ALSO, to all restrictions, reservations, easements, and covenants visible and of record.

Grantors certify that no hazardous waste within the meaning of the Solid Waste Management Act of 1980 is presently being disposed of or has ever been disposed of by the Grantors or to the Grantors' actual knowledge in or upon the premises above.