

CONDITIONS OF SALE

The Conditions of the present public sale are as follows:

1. The property to be sold: ALL THAT CERTAIN tract of land with improvements thereon erected known as **1733 Lancaster Road, Township of East Hempfield, County of Lancaster, and Commonwealth of Pennsylvania**, as more fully set forth in the attached legal description.
2. The highest bidder shall be the Purchaser upon the property being struck off to him; and he shall immediately thereafter sign the Purchaser's Agreement on these Conditions of Sale and pay down 10% of the purchase money -- or furnish sureties satisfactory to the Seller -- as security for performance of this Agreement. If any dispute arises among bidders, the property shall immediately be put up for renewal of bidding.
3. BALANCE OF PURCHASE MONEY shall be paid at SETTLEMENT to be held at the office of the attorney for the purchaser on or before **September 14, 2026**, (unless some other time or place shall hereafter be agreed upon by the Seller and Purchaser), upon which payment the Seller shall convey to the Purchaser, by DEED prepared at the Purchaser's expense, good and marketable title to said property, free and clear of all liens and encumbrances not noted in these Conditions, but subject to any existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, trim and spouting over property boundaries, or encroachments of any kind within the legal width of public highways.

The Seller represents (i) that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of the State Highway plans in the Recorder's Office, and no uncomplained-with orders from any governmental authority to do work or correct conditions, affecting this property, of which the Seller has knowledge; (ii) that no part of the property, except any part within utility reserve strips in developments or within legal limits of highways, is, or at settlement will be, subject to any currently-used or enforceable easement for any underground electric or telephone cable or sewer, gas or water pipe serving other than this property, any petroleum products pipeline or public storm sewer, or any other easement, which is not apparent upon reasonable physical inspection, except as noted in these Conditions; and (iii) this property is zoned **Agricultural**.

At settlement, the property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage of any kind for which full or partial recovery may be had under the Seller's or Purchaser's insurance, (c) damage which occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.

4. Formal tender of deed and purchase money are waived.
5. (a) ACKNOWLEDGMENTS to deed shall be paid by Seller, and all required state and local REALTY TRANSFER TAXES paid by the Purchaser.

(b) REAL ESTATE TAXES shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

(c) Any "DISBURSEMENT" or similar FEES purported to be charged by Purchaser's title company or attorney against Seller, for services which Seller has not specifically engaged, shall be paid by Purchaser.

6. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances: gas, electric, heating, plumbing, lighting, water, water softening and central air conditioning fixtures and systems; cook stoves and built-in ovens; laundry tubs; radio and television aerials, masts and rotor equipment; storm doors and windows, screen doors and fitted window screens; roller and venetian blinds, curtain and drapery rods and hardware; radiator covers; cabinets; awnings; and any articles permanently affixed to the property – except:

7. POSSESSION shall be given to the Purchaser at settlement.

8. Seller will continue in force the present insurance until delivery of deed or possession to the purchaser (whichever shall first occur), and in case of loss will credit on account of the purchase price at settlement any insurance collected or collectible, therefore.

9. The Seller reserves the right to reject any or all bids. This property is subject to a reverse mortgage, and the sale is contingent upon Seller obtaining a price sufficient to convey title free and clear to Purchaser.

10. No representations are being made by Seller as to the condition of the improvements situated on the premises and this sale is not contingent upon any desire of Purchaser, or requirements of Purchaser's mortgagee that there be satisfactory plumbing, heating, roofing, or termite inspections made prior to settlement. If any corrections are determined to be advisable, or required by any lender, such corrections shall be made at the expense of the Purchaser.

_____ (applicable if checked) Purchaser acknowledges receipt of a copy of Seller's Property Disclosure Statement, attached hereto and incorporated herein by reference.

 X (applicable if checked) Executor, Administrator, Trustee or Attorney-in-Fact as Seller. Seller has never occupied the property and lacks the personal knowledge necessary to complete the Seller's Property Disclosure Statement. Seller is not aware of lead-based paint or lead-based paint hazards on the property. Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

11. Seller has not had the premises, or the interior of any improvements situated on the premises tested for the presence of radon gas, lead based paint or asbestos and as a result makes no representations as to the presence or absence of such gas or material in acceptable or unacceptable levels or qualities. This sale is not conditioned in any way upon satisfactory tests having been made prior to settlement.

_____ (applicable if checked) Residential Buildings built prior to 1978. Purchaser acknowledges receipt of a copy of Acknowledgment concerning lead-based paint and lead-based paint hazards attached hereto and incorporated herein by reference and waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

12. The premises being sold at this public sale is being sold "as is".

13. Offsite Bidding: Seller shall accept bids from prospective bidders via the telephone and online on the following terms and conditions:

(a) Online bidders must register on HiBid.com in advance of the auction and be approved to bid by Hess Auction Group.

(b) Successful bidder (telephone or online) must contact Attorney J. David Young, Jr. within 24 hours after conclusion of the auction to arrange a time to drop off deposit check and fully executed Conditions of Sale and Seller's Disclosure at Young & Young, Attorney's at Law, 44 South Main Street, Manheim, Pennsylvania 17545.

(c) Failure to contact Attorney J. David Young, Jr. within 24 hours OR appear at the duly arranged time to submit deposit check and fully executed documents may, at the election of the Seller, render this contract null and void and Seller shall be authorized to enter into a contract with any third party.

(d) Prospective bidder accepts all terms herein.

14. **Financial Crimes Enforcement Network (FinCEN) Real Estate Reporting** ("FinCEN Report"). Section 10 10.821 of Chapter 31 of the Code of Federal Regulations ("Code") requires that certain residential real estate transactions purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person, must be reported to the United States Treasury Department's Financial Crimes Enforcement Network (FinCEN).

IF THIS TRANSACTION IS SUBJECT TO THE FinCEN REPORT, then Seller and Buyer shall, no later than closing, provide to the company conducting the closing the information and documentation necessary to enable to closing company to complete the FinCEN Report. Such information and documentation include full legal name, date of birth, residential street address, and the IRS taxpayer identification number of the beneficial owners of the Buyer,

as defined and described in the Code. Buyers will be responsible to pay all costs and fees associated with the preparation and filing of the FinCEN Report.

15. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not or on what terms, the property is resold, or (b) to resell the property at public or private sale, with or without notice to the present purchaser or his sureties (if any) and to 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 paid hereunder as security for or toward payment of any such loss.

YOUNG & YOUNG
44 South Main Street
P.O. Box 126
Manheim, PA 17545
(717) 665-2207

H. James Schriver, Jr., Executor of the
Estate of Charles Bernard Schriver

PURCHASER'S AGREEMENT

I/We, _____

_____,
agree to have purchased the Real Estate mentioned in the foregoing Conditions, subject to

said Conditions, for the sum of _____

_____. Dollars (\$_____).

and if I/we shall acquire possession of the premises before payment of the purchase money and shall 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 said premises, and direct the issuing of a writ of possession, with clause or writ of execution for costs; thereby waiving all irregularities, notice, leave of court, present or future exemption laws, and right of appeal.

Witness my/our hands and seal/s this 30th day of July, 2026.

RECEIPT

Received of Purchaser on above date, as down money on account of the above purchase price, the sum of _____

_____. Dollars (\$_____).

LEGAL DESCRIPTION

TRACT NO. 1:

ALL THAT CERTAIN tract of land situate on the East side of Manheim Pike (PA Rt. 72) in the Township of Penn, County of Lancaster, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a "PK" spike in the intersection of Graystone Road and the Manheim Pike; thence leaving said road, by lands now or late of Menno Hoffer and crossing an iron pin set twenty-six and seventy-five hundredths (26.75) feet from said corner, north eighty-four (84) degrees thirty (30) minutes East two hundred sixteen (216.00) feet to an iron pin; thence by lands now or late of Donald Nolt, of which this was formerly a part, the three following courses and distances: (1) South five (5) degrees thirty (30) minutes East, one hundred ninety-nine and fifty-one hundredths (199.51) feet to a stake, (2) South seventy-six (76) degrees thirty (30) minutes East, two hundred forty-three and ninety-one hundredths (243.91) feet to a stake, and (3) South thirteen (13) degrees thirty (30) minutes West thirty (30) feet to an iron pin, a corner of lands now or late of Elvin Kreider and Harold Schriver, thence by lands now or late of Harold Schriver and crossing the Manheim Pike, North seventy-six (76) degrees thirty (30) minutes West, four hundred sixty-two and twenty-five (462.25) feet to a point on the East side of Graystone Road, said line having crossed an iron pin set on the East side of Manheim Pike a distance of eighty-one and eight tenths (81.8) feet from the last mentioned corner, said last mentioned corner also being located seven (7) feet east of a spike in Graystone Road; thence in said Graystone Road, North five (5) degrees thirty (30) minutes West, one hundred fifty-seven (157) feet to the place of **BEGINNING**.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of ground situate in the township of East Hempfield, County of Lancaster, and Commonwealth of Pennsylvania, having thereon erected a brick dwelling with garage attached, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the concrete portion of the Manheim-Lancaster State Highway; thence by land now or late of Allen R. Hoffer, South Seventy-four (74) degrees and forty-five (45) minutes East, four hundred fifteen and seventy-five hundredths (415.75) feet to an iron pin; thence by land now or late of Harold M. Oberholtzer and Anna Mary Oberholtzer, his wife, South one (1) degree east, forty-nine and nine tenths (49.9) feet to an iron pin; thence by the same, North eighty-five (84) degrees West, three hundred forty-five and four tenths (345.4) feet to a point in the middle of the concrete portion of the aforesaid state highway; thence in and along the same, North twenty-seven (27) degrees and thirty-six minutes West, seventy-four and five tenths (74.5) feet to a point; thence by the same, North twenty-two (22) degrees and seven (7) minutes West, sixty-six (66) feet to the place of **BEGINNING**.

CONTAINING one hundred fourteen and five tenths (114.5) perches of land.

TRACT NO. 3:

ALL THAT CERTAIN triangular tract of land situate on the East side of Pennsylvania Traffic

Route 72, in East Hempfield Township, Lancaster County, Pennsylvania, and being situated along the northern boundary line now or late of John J. Stork and Janice C. Stork, said tract being more fully bounded and described as follows:

BEGINNING at a point at or near the centerline of Pennsylvania Traffic Route 72, a boundary corner between other lands now or late of Harold R. Schriver and Hazel C. Schriver and lands now or late of John J. Stork and Janice C. Stork; thence extending along other lands now or late of Harold R. Schriver and Hazel C. Schriver, South eighty-five (85) degrees zero (0) minutes East, a distance of three hundred forty-five and four tenths (345.4) feet to a point a corner of land now or late of John J. Stork and Janice C. Stork, thence extending along the same the following two courses and distances: (1) South one (1) degree zero (0) minutes East, a distance of five (5) feet to a point, (2) North eighty-four (84) degrees ten (10) minutes thirty (30) seconds West a distance of three hundred forty-five and ninety-six hundredths (345.96) feet to the point or place of **BEGINNING**.

THE GRANTORS CERTIFY, PURSUANT TO ACT 97 OF 1980, ENACTED JULY 7, 1980, SECTION 405 ET SEQ., THAT NO HAZARDOUS WASTE IS PRESENTLY BEING DEPOSITED BY THEM ON OR IN THE LAND CONVEYED, NOR HAS ANY HAZARDOUS WASTE EVER BEEN DEPOSITED TO THEIR KNOWLEDGE ON OR IN THE LAND CONVEYED. THIS PARAGRAPH IS BEING INTERSTED PURSUANT TO SECTION 405 OF SAID ACT 97 OF 1980.

NOTICE – THIS DOCUMENT MAY/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE, OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT, OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED. [This notice is set forth in the manor provided in section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

BEING THE SAME PREMISES which Charles B. Schriver a/k/a C. Bernard Schriver, by deed dated August 3, 2010, and recorded August 20, 2010, in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania in Instrument Number 5876256, granted and conveyed unto Charles B. Schriver, his heirs and assigns.

AND THE SAID Charles B. Schriver died December 24, 2025. Letters of Administration were granted to H. James Schriver, Jr. on April 15, 2026, by the Register of Wills Office of Lancaster County and indexed to No. 3626-00937.