CONDITIONS OF SALE

THE CONDITIONS of the present public sale for property being offered for sale by Charles D. Schaeffer, Jr. Trust, being held this 1st day of December, 2026, are as follows:

1. The property to be sold is ALL THAT CERTAIN tract or piece of land being known as 220 Mountainstone Drive, Elizabethtown, Pennsylvania 17022, as per attached legal description.

2. The highest bidder shall be the Purchaser (both Seller and Purchaser, whether one or more, are designated throughout these Conditions of Sale in singular masculine form) 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 ten (10%) percent of the Purchase Money in form satisfactory to 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. The balance of Purchase Money shall be paid at settlement to be held at the office of Noonan Law Office, 526 Walnut Street, Allentown, Pennsylvania 18101, on or before forty-five (45) days from the date hereof (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 fiduciary warranty deed prepared at the Purchaser's expense, good and marketable fee simple title to said property, free and clear of all liens and encumbrances not noted in these Conditions, but subject to any recorded condominium matters, existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments,

encroachments of any kind within the legal width of public highways, and any and all rights of way and easements visible upon the ground or which appear in the chain of title to said property. The Seller represents (i) that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of State Highway plans in the Recorder's Office, and no uncomplied-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, except those which are apparent upon reasonable physical inspection of the premises and which appear in the chain of title to said premises; and (iii) that this property is believed, but not guaranteed to be, zoned residential.

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. This sale of real estate shall not be contingent upon the Purchaser's ability to obtain financing for the purchase of the Property, nor shall it be contingent upon the sale of any other real estate owned by the Purchaser.

5. Formal tender of deed and purchase money are waived.

6. (a) Acknowledgments to the deed shall be paid by Seller, and all required state and local realty transfer taxes shall be paid by the Purchaser.

(b) Real estate taxes, lienable municipal services, condominium fees, shall be apportioned to date of settlement on a fiscal year basis.

(c) Water and sewer rent, if any, shall be paid by Seller to date of settlement or prior delivery of possession.

(d) 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. All closing costs, document preparation, fees and expenses of settlement shall be paid by the Purchaser.

7. Included in the sale are (to the extent owned by Seller):

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 televisions 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.

8. Possession shall be given to the Purchaser at settlement.

9. Seller will continue in force the present insurance carried for the property 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 (either by Seller or any mortgagee or other loss-payee) therefor.

10. This property is being sold under reserve and is being sold in its "as is" condition.

11. If a survey of the property is either desired or required, it shall be ordered and paid for by the Purchaser.

12. The Seller makes no representation or warranty concerning the condition of the property or any of its operating systems.

13. The Purchaser further acknowledges that neither the attorney for the Seller, nor the Auctioneer, has made any specific representations regarding the condition of the Property, and that the Purchaser has not relied upon any representations or statements of the attorney for the Seller or Auctioneer. The Purchaser releases the attorney for the Seller and the Auctioneer from any claims, actions or causes of action arising from or due to any defect in the Property existing on the date of this sale.

14. In case of non-compliance by the Purchaser with these Conditions, the Seller shall retain the Purchaser's down money as liquidated damages and this Contract becomes null and void.

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

(a) Online bidders must register on HiBid.com in advance of the auction.

(b) Auctioneer shall release the signed contract and deposit check to the Successor Trustee, or mail the signed contract and deposit check to Noonan Law Office, 526 Walnut Street, Allentown, PA 18101.

(c) Prospective bidder accepts all terms herein.

NAME OF SELLER: Charles D. Schaeffer, Jr. Trust

By: _____
Successor Trustee

PURCHASER'S AGREEMENT TO CONDITIONS OF SALE

I/We, _____,

agree to have purchased the Real Estate mentioned in the foregoing Conditions, subject to said Conditions, for the sum of $_____; 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; hereby waiving all irregularities, notice, leave of court, present or future exemption laws, and right of appeal.

Witness my/our hands and seal(s) this _____ day of _____, 2026.

WITNESS:

_____ _____(SEAL)
Purchaser

_____ _____(SEAL)
Purchaser

RECEIPT

Received of Purchaser on above date, as down money on account of the above Purchase Price, the sum of $_____.

_____, on behalf of Seller
Successor Trustee

LEGAL DESCRIPTION

Per attached.

ALL THAT CERTAIN condominium unit situate, lying and being in the Township of West Donegal in the County of Lancaster and Commonwealth of Pennsylvania described as Unit 21 in Building 7, Stoneridge Condominium, a condominium, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Sections 3101 *et. seq*., by the recording of a Declaration of Condominium of Stoneridge Condominium, dated the 27th day of October, 1987, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 2264, Page 487; and by the recording of the First Amendment to the Declaration of Condominium dated the 15th day of November, 1988, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 2526, Page 238; by the recording of the Second Amendment to the Declaration of Condominium dated the 22nd day of November, 1989, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 2786, Page 350; and by the recording of the Third Amendment to the Declaration of Condominium dated the 7th day of May, 1991, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 2901, Page 61; and by the recording of the Fourth Amendment to the Declaration of Condominium dated the 24th day of September, 1991, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 3015, Page 26; and by the recording of the Fifth Amendment to the Declaration of Condominium dated the 20th day of February, 1991, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 3094, Page 189; and by the recording of the Sixth Amendment to the Declaration of Condominium dated the 9th day of October, 1991, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 3277, Page 294; and by the recording of the Seventh Amendment to the Declaration of Condominium dated the 28th day of May, 1992, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book 3525, Page 684; being and designated in such Declaration and Amendments thereto as **UNIT NO. 21, BUILDING 7**, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 3.57 percent.

Having thereon erected a condominium unit known as **220 Mountainstone Drive**, Elizabethtown, Pennsylvania.

The said Declaration of Condominium cited above together with the amendments thereto and the Plats and Plans recorded in Plan Book J-156, Page 148, in Plan Book J-161, Page 150, in Plan Book J-166, Page 117, in Plan Book J-169, Page 25, in Plan Book J-171, Page 29, in Plan Book J-172, Page 115, in Plan Book J-175, Page 103, and in Plan Book J-178, Page 85, are by this reference made a part hereof.

UNDER AND SUBJECT, NEVERTHELESS, to the said Declaration of Condominium and the First, Second, Third, Fourth, Fifth, Sixth and Seventh Amendments

thereto cited above together with the Plats and Plans recorded therewith, which by this reference thereto, are incorporated herein.

BEING THE SAME PREMISES which Charles D. Schaeffer, Jr., Single, by Deed dated January 4, 2002, and recorded in the Office of the Lancaster County Recorder of Deeds as Document ID 5043468, granted and conveyed to Charles D. Schaeffer, Jr., Trustee under Trust Agreement of Charles D. Schaeffer, Jr., dated November 23, 2001 (said Trust thereafter being amended, including a complete restatement thereof by Restated Trust Agreement dated October 31, 2011, and Amendment thereto dated February 25, 2026; and said Charles D. Schaeffer, Jr., thereafter died March 21, 2026, and said Jeffrey A. Rood and Louis J. LeMaster are Successor Trustee pursuant to Paragraph 2 of said Amendment dated February 25, 2026).