

CONDITIONS OF PUBLIC SALE

The conditions of the sale of real estate of **RUTH F. LAPP**, widow, made on the premises situate at **00 Paradise Drive, Saville Township, Perry County, Pennsylvania 17047**, by public sale held Friday, August 29, 2025, at 6:00 p.m., are as follows:

1. The property is being exposed for sale with reserve so that the Seller reserves the right to reject any or all bids.
2. The property exposed for sale is a ranch style home and real estate, known and numbered as **00 Paradise Drive, Saville Township, Perry County, Pennsylvania 17047**, being designated as Perry County Tax Parcel Number 230,095.00-048.000; and recorded in the Recorder of Deeds Office of Perry County at Instrument Number 202400097, and a copy of the legal description is attached hereto and marked Exhibit "A".
3. The Purchaser shall pay **THIRTY THOUSAND DOLLARS (\$30,000.00)** down on the day of the sale and the balance within on or before **October 29, 2025** when the Purchaser shall receive the Deed and possession of the premises.
4. If the Purchaser should default in the payment of the balance, the amount paid on the day of the sale as the down payment shall be forfeited as liquidated damages and the Seller may then proceed to resell said premises with the Purchaser being liable for any costs or loss sustained on the resale with time being of the essence.
5. The Seller reserves the right to hold any bid until any later time on the day of the sale.
6. The Seller will give a Special Warranty Deed for the property being sold, but should there be any defect in the title, the Seller reserves the option, at the Seller's expense, to clear the defect or to refund, in full, all monies paid by the Purchaser, in which case there shall be no further obligation on either the part of the Seller or the Purchaser.
7. All realty transfer taxes are to be paid by Buyer which is 2% of the sale price.
8. All property taxes shall be prorated as of the date of settlement with the School taxes being prorated on a fiscal year starting July 1st and the County and Township taxes prorated on a calendar year which begins January 1st.
9. The costs of recording the Deed and title search shall be at the expense of the Purchaser.

10. The successful bidder acknowledges that the bidder has had an opportunity to inspect the premises prior to this Public Sale and acknowledges that the property is being sold "as is". The Purchaser shall be entitled to a pre-settlement inspection of the property, with the property to be in similar and like condition as it was on the date of the execution of this Agreement.

11. Notice is hereby given that the Seller's Property Disclosure Statement has been made available for inspection by prospective bidders prior to this sale and will become part of these Conditions of Public Sale.

RUTH F. LAPP

-Seller

I/We acknowledge that I/we have become the Purchaser/Purchasers of the within described real estate for the price of _____ subject to the within described conditions which I/we agree to comply with within the stated period of time.

Address of Purchaser

Signature of Purchaser

Phone No. of Purchaser

Signature of Co-Purchaser (if any)

Email of Purchaser

This is to certify that **RUTH F. LAPP**, widow, received this day the **THIRTY THOUSAND DOLLARS (\$30,000.00)** as down payment on the within described property.

RUTH F. LAPP

-Seller

EXHIBIT "A"

BEING KNOWN AS Tax Parcel No. 230,095.00-048.000:

TRACT NO. 1

ALL THAT CERTAIN tract of land situate in Saville Township, Perry County, Pennsylvania, bounded and described as follows:

BEGINNING at a point marked by an iron pin along the north side of private road in line of lands now or formerly of Nancy E. Moore and land now or formerly of Glenn M. Singleton, said point being approximately 1.2 miles west of Township Route T-407; thence along land now or formerly of Glenn M. Singleton and lands now or formerly of Charles E. Hall, South 17 degrees 36 minutes 00 seconds East, 1,845.00 feet to an iron pin; thence by land now or formerly of Charles E. Hall, South 52 degrees 38 minutes 00 seconds West, 252.85 feet to an iron pin; thence by land of same, South 75 degrees 52 minutes 30 seconds West, 191.40 feet to an iron pin; thence along land now or formerly of Adalaide M. Kretzing, North 25 degrees 45 minutes 30 seconds West, 1,941.64 feet to an iron pin on the north side of the aforementioned private road; thence along the north side of the private road, North 68 degrees 59 minutes 04 seconds East, 695.86 feet to the iron pin marking the point and place of BEGINNING.

CONTAINING 24.84 acres according to survey of Richard L. Ernest dated August 12, 1989.

TRACT NO. 2

ALL THAT CERTAIN tract of land situate in Saville Township, Perry County, Pennsylvania, more particularly bounded and described as follows:

BOUNDED on the North by land now or formerly of Glenn Smith; bounded on the East by land now or formerly of Paul Kretzing and H.B. Meridith; bounded on the South by land now or formerly of John Hall; and bounded on the West by land now or formerly of Reed McMillan, more particularly described by courses and distances as, BEGINNING at a post, thence by land formerly of Elkanah Sweger, North 52 $\frac{1}{4}$ degrees East, 83.5 perches to stones; thence South 16 degrees East, 117 perches to a chestnut oak; thence South 51 $\frac{3}{4}$ degrees West, 61.3 perches to a post; thence North 26 $\frac{3}{4}$ degrees West, 111.5 perches to the place of BEGINNING.

CONTAINING 49 acres, more or less.

BEING the same premises which Christian E. Lapp, Jr., as Executor of the Estate of Christian E. Lapp, by a Deed dated December 27, 2023, and recorded January 4, 2024, in the Recorder of Deeds Office of Perry County at Instrument Number 202400097, granted and conveyed unto Ruth F. Lapp, widow, the GRANTOR herein.

Tract Nos. 1 and 2 being know as Tax Parcel No. 230,095.00-048.000. Tax Parcel No. 230,095.00-047.000 has been retired.