

CONDITIONS OF PUBLIC SALE

The conditions of the sale of real estate of **HENRY K. BEILER** and **NAOMI B. BEILER**, husband and wife, made on the premises situate at **3152 State Route 25, Millersburg, Mifflin Township, Dauphin County, Pennsylvania 17061**, by public sale held Saturday, September 20, 2025, at 11:00 a.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 **3152 State Route 25, Millersburg, Mifflin Township, Dauphin County, Pennsylvania 17061**, being designated as Dauphin County Tax Parcel Number 44-013-012; and recorded in the Recorder of Deeds Office of Dauphin County in Record Book 983, Page 107, and a copy of the legal description is attached hereto and marked Exhibit "A".

3. The Purchaser shall pay **TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00)** down on the day of the sale and the balance on or before **December 1, 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 Sellers 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 Sellers reserve the right to hold any bid until any later time on the day of the sale.

6. The Sellers will give a Special Warranty Deed for the property being sold, but should there be any defect in the title, the Sellers reserve the option, at the Sellers' 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 Sellers or the Purchaser.

7. All realty transfer taxes are to be paid by Purchaser which is **two percent (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 Sellers' 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.

HENRY K. BEILER -Seller

NAOMI B. BEILER -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 **HENRY K. BEILER** and **NAOMI B. BEILER**, husband and wife, received this day the **TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00)** as down payment on the within described property.

HENRY K. BEILER -Seller

NAOMI B. BEILER -Seller

EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of land situate in Mifflin Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Pa. Route 25, L.R. 336; thence through said road and continuing along the western line of lands now or formerly of James R. Carr, et ux., South 02 degrees 58 minutes West, 184.18 feet to an iron pin set; thence along said Carr lands, South 88 degrees 47 minutes 40 seconds East, 457.62 feet to an iron pin set in line of lands now or formerly of Irvin Deibler, formerly of C.T. Zeiders; thence along said Deibler lands and continuing along lands now or formerly of Ray R. Matter, South 01 degrees 45 minutes 00 seconds West, 199.19 feet to a pipe found; thence along lands now or formerly of Frank D. Troup, North 89 degrees 30 minutes 00 seconds West, 608.95 feet to a pipe found; thence along lands formerly of Forest J. Deppen, North 01 degree 45 minutes 00 seconds East, 455.07 feet to a point in the center line of Pa. Route 25, L.R. 336; thence continuing along the center line of Pa. Route 25, L.R. 336, South 66 degrees 12 minutes 17 seconds East, 167.36 feet to the point and place of BEGINNING.

CONTAINING 156,734.00 square feet or 3.598 acres.

HAVING THEREON ERECTED a 2 story frame dwelling house, a 2 story permastone and frame building, a 1 car frame garage and a block and frame 2 story building.

THIS DESCRIPTIONS is drawn in accordance with a survey prepared by William A. Burch and Associates dated November 18, 1981, which plan has been recorded in Dauphin County Plan Book 932, Pag 520.

THIS DEED is made in accordance with a Boundary Line Agreement also known as an Easement Agreement dated April 30, 1987, and recorded in Dauphin County Record Book 932, Page 516.

BEING the same premises which Betty E. George, now known as Betty E. Troutman, widow, by a Deed dated July 30, 1987, and recorded July 30, 1987, in the Recorder of Deeds Office of Dauphin County in Record Book 983, Page 107, granted and conveyed unto Henry K. Beiler and Naomi B. Beiler, his wife, the GRANTORS herein.