CONDITIONS OF SALE

The following Conditions of Sale apply to the sale of the real estate located at 67 Shirksville Road, Jonestown, Lebanon County, Pennsylvania:

1. The property to be sold is described on the description attached hereto as Exhibit "A".

2. The real estate is being offered with reserve, and the Seller reserves the right to reject any and all bids. Should the Seller accept the highest bid, the successful bidder shall be required to execute the attached Purchaser's Agreement (Exhibit "B") hereto immediately after being declared the highest and best bidder. At that time, unless otherwise agreed in writing by Seller, ten percent (10%) of the bid price shall be paid to the Seller, in cash or the equivalent, as a deposit towards the purchase price.

3. In the event the highest bidder fails to sign the attached Purchaser's Agreement, the Auctioneer shall immediately re-expose the property for sale and sell the property to the next highest and best bidder, if the price is acceptable to the Seller, in which event the prior high bidder who failed to sign the Purchaser's Agreement shall be liable for the difference between the amount bid by him/her and the amount for which the premises are subsequently sold.

4. The successful bidder shall not be obligated to complete the sale unless Seller provides, at the time of settlement, a title free and clear of all liens, charges and encumbrances, and which will be marketable, subject only to the restrictions and conditions of record, visible, recorded or implied easements, zoning ordinances, land subdivision regulations, building restrictions, local regulations, easements of roads and utilities. Title shall be insurable by a reputable Title Insurance Company, and conveyed by Special Warranty Deed.

5. Settlement shall be made within forty-five (45) days of the signing of the attached Purchaser's Agreement. Time is of the essence.

6. Possession of the premises shall be given at the time of settlement. All real estate taxes, charges and assessments for 2025 and prior years shall be paid by the Seller. Real estate taxes for 2026 shall be apportioned to the date of settlement. The cost of preparing and recording of the deed and payment of the Pennsylvania and local realty transfer taxes shall be assumed by the Purchaser.

7. Settlement will be made at the Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, Pennsylvania, unless otherwise agreed by the Seller.

8. After execution of the Purchaser's Agreement, if Purchaser fails to perform according to the terms of the Conditions of Sale, the Seller may retain the down payment as liquidated damages. This remedy is in addition to any other remedies provided by law and the Seller may, with or without notice to the Purchaser, resell the premises at either public or private sale.

9. The Sellers shall not be liable for any damages for failure to convey a valid title for any reason beyond their control, and in such event, the Purchaser(s) shall be entitled to receive a refund of the down payment, but shall have no further rights of action against the Sellers.

10. The Purchaser(s) acknowledge that the Purchaser(s) have had the opportunity to inspect the physical condition of the property to the extent deemed necessary by the Purchaser(s), and the Purchaser(s) agree that neither the Sellers nor anyone on the Sellers' behalf has made any representation or warranty with respect to the physical condition of the property or otherwise, except as expressly stated in this Agreement, and Purchaser(s) agree to purchase the property "as is" in its present condition. Without limiting the generality of the foregoing, Purchaser(s) expressly agree that

Sellers have made no warranties, express or implied, with respect to the suitability of the property for any particular purpose or with respect to the condition thereof.

BUZGON DAVIS LAW OFFICES

BY:_____

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Attorneys for Hilda Blatt

Hilda Blatt

By:_____
Cheryl L. Maulfair, POA

By:_____
Steven L. Blatt, POA

"Seller"

PURCHASER'S AGREEMENT

I/We, _____, agree that I/We have purchased the real estate subject the foregoing Conditions of Sale, which Conditions of Sale are incorporated in and made terms of this Agreement, for the sum of _____ Dollars. If I/We shall acquire possession of the premises (which Seller does not expect to provide) before payment of the purchase money and shall fail to make payment when due, I/We authorized the Prothonotary or any Attorney-at-Law to appear for me/us in any Court of Record and confess judgment in an amicable action of ejectment against me/us, in favor of the Seller or the latter's assigns, for possession of said premises, together with reasonable attorney fees and costs.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this _____ day of _____, 2026.

_____(SEAL)

_____(SEAL)

RECEIPT

Received of the above Purchaser(s) on the date above-mentioned, $_____ on account of the above purchase price.

_____

NAME OF PURCHASER: _____

ADDRESS OF PURCHASER: _____

NAME OR NAMES IN WHICH
TITLE IS TO BE TAKEN: _____

NAME OF PURCHASER'S SETTLEMENT AGENT: _____

EXHIBIT “B”