

FORECLOSED REAL ESTATE AUCTION



SATURDAY JULY 25th HIGH NOON
OVER 55 PROPERTIES SOLD FROM 1 LOCATION
Old Lenker Manor Swim Club
450 Francis L Cadden Parkway (N 40th St old Spring creek rd)
Harrisburg, PA 17111

**Directions: From 83 South, take Derry St exit, make right onto Derry and immediate right onto N40th St
Francis L Cadden Parkway 1,300 feet to private gate on left**

**From Turnpike take Eisenhower Blvd North to Derry Street exit, make right onto Derry St 1 block to
Right onto St Francis L Cadden Parkway 1,300 feet to private gate on left.**

Terms: \$1,000.00 Cash or certified check per property deposit

10% Buyers premium added to high bid and paid to seller

\$595.00 per property processing fee - 15-Day Closing

All property sold with Special Warranty Deed

Financing available for properties over \$100,000.

Pax Auctions Omar Bounds, AARE AU#005174

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HARRISBURG, PA AUCTION TERMS JULY 25th 2009 HIGH NOON

IDENTIFICATION REQUIRED:

All buyers are required to have a username or number to be registered to bid, giving full name, address, and phone number. Evidence of correct form of deposit must be made in order to register for the live or Internet auction.

CONTRACTS MUST BE SIGNED:

The successful bidder must sign terms & registration forms and execute all documents and contracts immediately upon conclusion of each lot sold auction.

"HARD MONEY" DEPOSITS:

Bidders' deposit of \$1,000 per lot is required at the time of registration. This deposit will be required in the form of "hard money" cash, cashier's or guaranteed check or funds placed in an acceptable "payment guaranteed" account.

A personal or company check will only be accepted if accompanied by a bank letter of guarantee as follows: "**We will guarantee payment of checks written on account # _____ up to \$ _____ for purchases made at your auction sale on _____ 2009.**" This letter must be written on bank letterhead and signed by a bank official. No third-party checks will be accepted. Please note that all certified checks should be made payable to Bounds (Pax) Auctions. Auctioneer may accept any form of deposit or waive this requirement on a case-by-case basis in the Auctioneer's sole discretion. Wire transfer is subject to fee. Buyers Purchasing \$25,000.00 or more are required to increase their deposit to 10% of the contract price by the close of the first business day following the auction.

10% BUYER'S PREMIUM:

A buyer's premium of ten percent (10%) shall be added to the successful bidder's high bid and included in the total purchase price to be paid by the successful bidder. Contract price shall be defined as the high bid plus 10% Buyers Premium combined and paid to seller. .

REAL ESTATE CLOSING: 10-DAYS ALL CASH.

PAYMENT IN FULL IS DUE AT CLOSE OF AUCTION IS SALE PRICE IS LESS THAN \$1,000. Buyers must close all sales of real property within 10 days from the date of the auction sale. **Time is of the essence.** The entire purchase price must be paid by cashiers or certified check, attorney's escrow check, or wired funds at closing. Buyer is to pay all closing and transfer fees. A \$595.00 processing fee is added to the price of each auction lot. Upon payment in full of the purchase price, the buyer shall be entitled to a deed for said property. **If the contract price is less than \$1,000.00 bidders deposit shall be retained** towards purchase, fees & closing costs. Any overage will be returned to purchaser with deed. If the contract price is \$1,000.00 or less payment in full is due at the close of the auction or by the close of the next business day if Internet bidder and auction closes on a weekend.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey by the buyer shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

Seller purchased many of these properties as investments from private and government sources. The seller is selling the interest they purchased and "specially warrants" the title clear of any mortgage or loans.

NO SURVEY

The property has not been surveyed and is being sold by deed and legal description only. Some of the properties have had markers, signs, brochure boxes placed on them but the locations are not warranted to be accurate.

SELLER DISCLOSURE

Seller has not inspected, surveyed, tested, 'perced' the properties being offered at auction and makes no claim or warranty of suitability for any purpose. Seller is selling the property, free & clear of any mortgages, liens or past due taxes. Some properties have been staked, marked or photographed, for identification purposes, neither seller nor auctioneer make any claim of accuracy of the stakes, signs or photographs of auction lot location(s).

AGENCY:

The Auctioneer is acting as agent on behalf of the seller only, and, as such, may protect the seller's interests by bidding as agent. The Auctioneer is not responsible for the acts of his/her agents or principals. During bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between bidders, the Auctioneer may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale; Auctioneer's record of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the buyer, Auctioneer may, in addition to asserting all remedies available by law, including the right to hold defaulting buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such buyer; (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the bidder's deposit shall not limit any rights or remedies of Auctioneer or the sellers with respect to the buyer's default. If the property is resold, the original defaulting buyer shall be liable for payment of any deficiency in the purchase price and all costs and expenses, the expenses of sales, reasonable attorney's fees & collection costs, commissions, incidental damages and all other charges due hereunder.

JURISDICTIONS:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the Commonwealth of Pennsylvania. By bidding at an auction, whether present in person or by Internet, by agent, by written bid, or other means, the buyer shall be deemed to have consented to the jurisdiction of the state and federal courts sitting in Pennsylvania.

ADDITION TO OR WITHDRAWAL FROM SALE:

The seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The seller additionally reserves the right to cancel the auction sale up to the time prior to the commencement of bidding.

AUCTION FIRM IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION ADVERTISEMENT(S).

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING.

Note from Seller: All non-timber land in Pennsylvania has a legal right of way to it. In case of a dispute with a neighbor, you may petition the courts board of review to create a legal recorded easement to your property over your neighbors. Property descriptions are for informational purposes only, Auctioneer and Auction Company strongly recommend all bidders rely solely upon their own inspection and/or due diligence.

Lot #	MUNICIPALITY	ST.#	STREET NAME	Est SIZE	OPENING BID	ZONING	PIN # COUNTY CODE
1	CITY OF HARRISBURG	1824	HICKORY ALLEY	0.018	Absolute	"I"	DN01
Next to the Odd Fellows club Inside Bratic Dusan's fence on 7th street in the new proposed 7 th street corridor by the Farmshow Arena. Zoned commercial/industrial. This is the only lot Bratic Dusan needs to complete their ownership of a large block of land on 7 th st. for a possible multimillion dollar office project like they are known for.							
2	HARRISBURG	2546	Barkley Ln	0.088	\$1,750.00	R	DN02
APPROVED BUILDING LOT WITH WATER & SEWER ON 1/4 of cul du sac. Part of a foreclosed but recently approved development. Smaller lots near it in same development have new construction going up as we speak, this lot was cherry picked as the best lot in the subdivision.							
3	DAUPHIN		Stoney Creek Rd	0.076	\$3000.00	R	DN03
ADJACENT LOT SOLD WITH LOT #4 THIS IS AN AMAZING WATERFRONT LOT ONCE OWNED BY JOHN VARTAN JUST MINUTES TO DOWNTOWN HARRISBURG YET IN A WORLD OF ITS OWN. OVERLOOKS THE STONEY CREEK PARK LAKE & WATERFALL. NEAR WATER & SEWER. GREAT FISHING AND PEACEFUL VIEW WITH SOUND OF THE WATERFALL, WALK TO GOOD RESTERAUNTS, HANDI MARKET, POST OFFICE, ETC. IDEAL FOR A SINGLE HOUSE WITH BALCONY OR A 2 UNIT WITH THE OTHER LOT.							
4	DAUPHIN		Stoney Creek Rd	0.062	Take the pair!	R	DN04
SOLD WITH LOT #3 ONE PRICE X 2 BOTH LOTS ARE FLAT AND I BELIEVE ARE THE ONLY LOTS IN DAUPHIN THAT DIRECTLY OVERLOOK THE LAKE!!							
5	HALIFAX BORO		Water St	0.258	\$1,000	R	DN05
Corner lot of Front & Armstrong. Walk to downtown Halifax, post office, VFW, Handi Market, Food etc and to the riverfront park 20 feet away! Lot is borough approved for a modular or stick built house on permanent foundation and has a brand new water tap installed in street and new sewer service.							
6	JACKSON TOWNSHIP		Unmapped	2.6	\$2,000		DN06
ASSESSED AT \$ 2,400 Timberland recorded in Book M-50-173 off Rt 225 & Harman Rd. Deed references it to be a 11.5 acre farm, but assessment office says it is 2.6 acres. The previous owner is dead and paid taxes on it for 30 years so it must have been worth something! Neighbors think it refers to a nearby woodlot that went with the farm as was the custom in the old days before electricity. There is an abandoned cabin on about 2.6 acres across from the farm that might be it also.							
7	Elizabethville		?Mountain?	?200ac?	Absolute		DN07
This appears to be mountain land behind previous owners' house. His family used to own the whole mountain apparently off quarry rd next to Stablers 300acres. The last 300acres stabler sold went for \$14million dollars 2 years ago. There are 200 acres of land on the mountain next to the Elizabethtown quarry & Stablers that nobody owns according to county assessment...but apparently at least 50+ acres of it was in the same previous owners' family, it could all be yours if you buy this. There are only 14 unmapped owners of land in the township, the next largest owners of unmapped land are Stablers Development and Fogarty the title searcher so odds are this could be a very valuable property.							
8	LONDONDERRY		Colebrooke Rd	0.784	\$1,500	R	DN08
Large, high ground, wooded lot, Ideal Billboard site for I- 283 at Colebrook Rd overpass. North side east bound. Accessible over the 30' pipeline right-a-way along 283. Neighbor who just paid \$160,000 for the house in front of it said they wanted to buy it also. Get a board of review right-a-way and build your own							

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house on it! Lower dauphin/Londonderry school district! There are only about 5,000 house lots in all of Londonderry township!							
9	LONDONDERRY		Foxianna Rd	0.702	\$3,500	R	DN09
Fantastic large square flat lot perked & probe passed ready to go. Easy access off of Rt230/rt283 between Harrisburg and Lancaster near Saturday's market & Sunset Golf course. Previous house on it burned down, their well & septic still there, but we perked and passed for a new septic system in the front corner along the street. New 1,000 unit subdivision just approved near it they will bring you sewer to this lot soon if you like. There are two driveways on the edge of this lot, you own the one on the left, nobody else is allowed to use it, and the one on the right is shared. The one in the back is also on your property so you can drive around in a circle and never have to back up. Lower Dauphin/Londonderry schools.							
10	LONDONDERRY	192	Shellys Island		Absolute		DN11
11	Linglestown		Larue St		\$5,000 MB		DN12
This is actually 2 of the original lots from the original town of Linglestown. Each lot was originally 20 feet wide and 245 feet deep with an alley in the back. Property is flat a few nice trees, has easy access water & sewer to it along Larue St and also on Pennsylvania avenue. Preliminary plan for a modular home to go on it 14x70 that should sell for about \$129,000 in this prestigious town. (see same size modular put on larue right across from it on similar lot) Also this lot has the best zoning in the township zoned town center which allows townhouses so you could theoretically fit 10 townhouses on it along Pennsylvania avenue. Can be used for residential or commercial purposes. Adjacent to Linglestown Jr High soccer fields and also walking distance to the Linglestown Square and to Koons Park and swim club also located on Larue St.							
12	LOWER PAXTON		COLONIAL CLUB DR.	3+/-Acres	\$10,000	R	DN13
2 lots 1+/- acre each PRIME LOCATION- YOUR CHOICE TAKE 1 OR BOTH. CHOICE either the North side of I-81 with 700' frontage on Colonial Club Dr, 100' frontage on Lockwillow and 700' frontage on I-81 all high and dry or the South side of I-81 Lockwillow side. North side is near sewer, about an acre 100+ ft deep, and has tons of good timber plus a nice building area plus perfect for cell tower or billboard because adjacent corner property from it is zoned COMERCIAL. Entrance to it could be near the new church. The other lot is a very nice private building lot right next to a nice house on end of a private road off of Lockwillow avenue. The access road to this land and house was specially built by Penn DOT just for you and the house. You have 50' hard road frontage on this private road/cul-de-sac and your land goes right up to the houses paved parking area which is your entrance to the land immediately after the bridge. Part of the lot is in the 100yr flood zone, but there is a high and dry buildable area on it. Assessment map is not 100% correct on showing how big the property is, it goes all the way to the road. Zoned residential and walking distance to the Mountain view elementary school & playground.							
13	LOWER PAXTON		North of Ryan Dr	0.929	\$750	NR	DN14
Heavily wooded w/ stream. Surrounded by newer residential. Several neighbors want to buy this for planting things. Includes all timber & mineral rights. Almost an acre!							
14	LOWER PAXTON		Rear of Woodvale Rd	0.186	\$5,000 MB	R	DN15
Great Colonial Park location right off of Elmerston Avenue. CD Schools the best. The last vacant lots in Woodvale CD School district side sold for \$90,000 each. Lot has a private access drive to it that will soon be paved into a road. There is a water and sewer connection right at the front of the entrance to this lot only a few feet away. 93 ft deep x 70 wide perfect sizes for a house.							
15	LOWER PAXTON		Huntfield (NYES ROAD)	3.23	\$500		DN16
3 lots each 1+/- acres bid price X 3 2 lots have frontage on Nyes road which may be condemned in the future if they ever straighten & widen the road, the 3 rd lot is a beautiful 1+ acre lot behind 5 houses, each neighbor would like to own it. There used to be a 4 th parcel a detention pond that was sold to adjoining property owner							

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for \$10,000. Which is not included. 3+ acres including mineral rights & timber. Government appraised fair market value is \$32,226.							
16	LOWER PAXTON		Sunny Hill farms L149A	0.561	\$500.00	F	DN17
Large corner lot with dirt driveway someone parks their cars & boat on it with for sale signs. Has Pond w/ ducks at corner of Grove & Lyters Ln. Has sewer on it also. Fair Market Value is \$35,186							
17	LOWER PAXTON		Almari Ln L36A	0.187	\$1,500	F	DN18
Flag lot, access via 14 ft ROW on Almari. 256 ft deep west side, 100 ft wide south end. Behind a \$350,000 house. Owner would like to purchase it to double the size of his yard, as would other neighbors also like to purchase. Has nice timber/firewood on it also. Park a camper on it and see what offers you get to leave ☺							
18	Millersburg		Mahantango Mountain	9.59	Absolute		DN19
This 9.98 acre income producing mountaintop parcel of land is under a paying contract with Gamesa Energy and buyer will assume all future payments under the contract that occur after settlement. According to the contract, buyer will receive a 3% royalty of all electric energy produced from the site plus \$1,600 per acre bonus upon certain things being done plus other payments if a generator or other equipment is placed on it plus reimbursement for the timber value for any trees that need removed. This property is located on Mahontango Mountain Millersburg. The signed contract & assignment is included with the sale. Also great area for hunting, timber, etc. Plus has Marcalious shale & natural gas underneath it worth \$100,000+							
19	MIDDLE PAXTON		1695 Mountain Rd	0.53	Choice \$12,000	F	DN20
Sold with Adjacent next lot & house 2 X the money. SPECTACULAR LOT. Perked and probed ready to build only 15min to downtown Harrisburg. Used to have a house on it. Includes your own private bridge. Has nice grassy level front part where people build houses, then a private bridge up to a 2 nd level secret wooded plateau where good perk passed in corner. Lot is 460+ ft deep for the ultimate privacy. Walk through the woods to the Appalachian trail and thousands of acres of state & federal forest lands.							
20	MIDDLE PAXTON		1693 Mountain Rd	0.519	House.	R	DN21
The assessment map shows this lot contains a nicely redone \$200,000 house numbered as 1691 Mountain Rd on the mailbox that is occupied. The occupant was supposed to buy the property back, but an agreed price could not be met. Whoever buys this is responsible for eviction or selling the property to the occupants. Also, there is land behind the house that is flat, and has passed perk and probe and would be perfect with the previous lot to build a large house on.							
21	MIDDLE PAXTON		Primrose Ln Lot 13A	0.209	\$1,000	Absolute	DN22
Narrow (21' at widest) strip along Primrose lane. Runs 328 ft along side of property fronting Clarks Valley Rd and 195' of lots fronting Primrose. Mineral rights included.							
22	MIDDLE PAXTON		East of Red Hill Rd	0.121	\$1,000	R	DN24
This is actually a nice house or cabin lot with creek frontage on Clarks Creek right near the mouth into the Susquehanna river. Great spot to hide your fishing boat or cabin! Boat directly out into the river! Like a hidden pirates Cove. Deed to it goes all the way back to the Emmaline/Hecks Furnace in 1835. Access is between the two houses along the southern houses line. Might need board of review for exact location.							
23	MIDDLE PAXTON		South of Rt 535	0.123	Absolute	R	DN25

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Grassy flat lot at corner of Iron Bridge Rd & Singer lane right off of Stoney Creek Rd Rte 535. Almost 150' frontage on Iron Bridge Rd & Singer lane. Seems perfect for a mobile home or hunting or fishing cabin. Easy access off of Rt535/Stoney Creek Rd. Part of land from the original water supply route when they planned on Damming Stony creek but were defeated by local opposition. This is a very quiet and peaceful Stoney creek valley piece of land.							
24	STEELTON		½ of 600 Ridge St	0.092	Absolute	R	DN28
Nice 2 story \$200,000 Brick house was built recently on 2 lots....we are selling one of the 2 lots the house sits on.... You're basically buying a 50% interest in the house.							
25	STEELTON		Ridge St	0.077	1,500	R	DN29
Old barn on lot SOLD! See the other property on ridge St north of it.							
26	SUSQUEHANNA		Unmapped	5acre	Absolute		DN30
There are only 5 Unmapped parcels of land in all of Susquehanna township. The only location given for any of them is ISLANDS IN RIVER then a general location like "ISLAND IN RIVER SOUTH OF ROCKVILLE BRIDGE" This one is North of Rt81 and is parcel #62000004. Since there are also 5 Islands in the river in Susquehanna township with no owners name on them, it would make sense this is one of them just north of McCormicks Island with frontage on both sides of I-81 Perfect for 2 giant billboards! Billboard locations on Rt83 bridge sell for \$500,000 each! Name your Island!							
27	SUSQUEHANNA		Unmapped	1.010 ac	Absolute		DN31
We believe this is the 1.010 acre Island located just south of Unmapped parcel #6200005 which deed says is located "Island in Susquehanna river west of Lucknow & river road(now front st)"							
28	SUSQUEHANNA	4335	Rodkey Rd	0.738	\$10,000	R	DN32
Large 325ft deep house lot with private pine tree lined driveway PRIME LOCATION right off of Linglestown rd near front St & 22/322 exit next to new Kingdom of God church. Easy access to downtown Harrisburg, HACC, Industrial Rd, Farmshow, the river etc. Mature row of pine trees on one side of lot. Has public water on front of lot, perked and probe passed ready to build lot. The average vacant lot in this area near Mountindale is very rare and sells for \$150,000. Lot is large enough to be made into 2 flag lots with sewer.							
29	SUSQUEHANNA		W KOHN RD.	0.85	\$1,000	R	DN33
SOLD WITH ADJACENT LOT 2 X THE MONEY 1.7acre flat lot with THE BEST 360 DEGREE VIEW IN HARRISBURG AREA! YET SECONDS TO EVERYTHING! AMAZING LOT! This lot was cherry picked in 1956 as the first lot to be sold in a new development at the highest and flattest part of the development...and also the highest point in the whole township south of the mountain! AMAZING 360 DEGREE VIEWS! You can see for miles!!! AND IT IS FLAT! WOW! Tiny houses near it on tiny lots start at \$250,000+++ This lot is a short hop to thousands of state jobs, state police headquarters, etc also! You can also build multiple houses on this! Up to 7 houses if subdivided!							
30	SUSQUEHANNA		W KOHN RD.	0.82	1,000	R	DN34
SOLD WITH LOT #29...NICEST 360 degree view LOT IN HARRISURG AREA!!! 1.7 acres plateau!							
31	SUSQUEHANNA		Route 22022	0.207	Absolute	R	DN36
PRIME COMERCIAL ZONED corner LOT 260'+ road frontage on Progress avenue and 34 th st. Proposed small strip mall with Subway shop and large sign. Easy sewer access at bottom of lot. Also possible BILLBOARD lot. Near Rt22. Great location. Zero setback allowed in zoning. Guardrail removable with building construction. Extra land available.							
32	SUSQUEHANNA		Philadelphia Ave	0.275	Absolute	R	DN37
33	ROYALTON BORO	511	Canal St	0.464		R	DN26
INCLUDES #34 ZONED COMERCIAL! On Rt 441 near airport. Total 140 deep x 135 wide recent survey- lies behind DN27 licensed car dealer pays monthly rent NNN - 1 story frame and Alum sided building Office has its own bathroom and is separate from the house which is							

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fully refurbished with all new carpet, new kitchen, new heating system & plumbing, 2 new bathrooms, nice large deck, new laundry room, etc. Backups against nice quiet park also! Great place to live that is also zoned commercial for a business! Business area is separate from house with its own bathroom, 3 offices and separate outside entrance. Good income. Also includes water & sewer taps in the road already paid for if you want.							
	ROYALTON BORO		Canal St	0.215	\$25,000	R	DN27
Stoned car lot fronting DN26 - 72 deep x 132 INCLUDED IN #33							
34	Trout Run PA	158	Cornwall Avenue	4.15	\$50,000	CT:	LC01
C&M Trailer park. 2 Tracts 4.15 flat acres 15 pads all utilities run to each pad plus 1 approved house lot. Once the nicest trailer park in the County, breathtaking valley views, needs a new owner! Previous owner lived in Lancaster near Maryland and had unrelated problems forcing this to be bank foreclosed. Easy access off of Rt15 trout run exit 10 miles north of Williamsport PA on Rt 14. Has direct access off of Rt14 with land on both sides of Hutchenson lane, and also from Oak St to Cornwall avenue, Cornwall ends right on this park like property. Previous owner paid \$125,000 for it 21 years ago and invested over \$50,000 into it including \$35,000 for a new septic system in 2002. New owner started to convert property into an upper scale 55+ community, removing all the trailers except 2, leaving all the pads & underground utilities intact ready for new hookups. Property is ideally situated NOT in the FEMA flood zone, with drop-off on the one side for good drainage. Property is also near the epicenter of major natural gas discoveries and ALL MINERAL RIGHTS ARE INCLUDED IN THE SALE OF THIS PROPERTY!! (comparable geology mineral rights are worth \$100,000+ alone with the average well in this area producing \$3-\$15million in gas/year)							
35	Harrisburg		450 St Francis Parkway N 40 th St	5.7 acres	\$75,000	C/R	DN38
Former Lenker Manor Swim club never before offered for sale. Well built in the 1950's at a cost of millions in today's money. About 10,000 yards of quality concrete used. Surrounded by 30 acres of deed restricted land that cannot be cleared or cut, creating your own wooded oasis in Harrisburg! Includes a private 40' wide entrance & gate, private new bridge leads you to your own private on all sides estate property, Large acre paved parking lot with planned Tennis Courts, Miles of walking trails, spring creek frontage.. Actually you own the spring creek! Grassy fields large enough for your own soccer fields. Original club house building being converted into a 2,800 sq ft modern rancher with 9' ceilings, marble floor in entrance & baths, 5ton new heat pump, all new hot water heater, new \$2,000 stainless refrigerator & matching stove, 4 bedrooms/office, his/her master bedroom closets w/private entrance and amazing views, Jacuzzi tub roughed in w/included fancy vanity & mirror, Brand new triple layer insulated on outside with new siding. Etc. Electric is on with 400amp service, and has 4" water main, 8" sewer, phone etc. Optional plans to add a second story on the 12" x3" mahogany beams to make it a 5,000+ sq ft contemporary mansion. Did we mention the pool is larger than Bill Gates's? It is full size & has a spring diving board & 14' deep end. Includes pool maintenance shed with chemicals, a heavy duty fenced pumping & filtering pit, 20' high nightlights, lifeguard stand, and even a kiddy pool ! Also has a covered deck w/shed, another outside the fence shed, and everything is surrounded by your own 6' high barbed wire fence! Also has 2 barbeque grill pits and patio, basketball court, volleyball court and even a tetherball! This would make the ultimate private or public estate, endless possibilities. Included in the sale is everything on site including 2 sheds, Toro commercial lawn mower like new, extra riding mower & Toro push mower, all building supplies, 2,000sq ft of wood/laminate & marble flooring, 5ton heat pump, new stainless steel refrigerator and oven, 2 sets of 1 piece bathtub/showers & toilettes, bicycles, tools, 3 gas pumps to fill pool with spring water w/100+ of fire hose, etc. Pool can be filled with spring water or with city water from 4" ½ mile long copper water main that was installed just for this pool!							
36	South Lebanon Township	24	Hickory Blvd	0.27	\$35,000	R	LB01
Very nice, like new vinyl sided & brick ranch in brand new developed subdivision of \$200,000 houses. On corner lot, appraised at \$200,000. 3 bed 2 1/2 baths. Includes good 5+ year tenant who pays \$1,650/month mortgage payment and maintains it. Less than \$80,000 left on mortgage, so this house will be your for free basically in a							

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few years! We are giving you a special warranty deed on this subject to existing up to date mortgage being paid and the tenant. As property values go up, this property will go up along with it! Also, new Lebanon county tax reassessment will LOWER the taxes on this house and other similar new houses!							
37	Harrisburg		7001 Allentown Blvd.	10.07acres	\$125,000	C	DN50
One of the few undeveloped pieces of land on Rt 22 near Harrisburg next to new shopping center on one side and warehouse on 9acres on the other side that just sold for \$4million. This property is far superior to the 9acres that just sold for \$4million because it has access from a traffic light, plus has an unpaved turn lane right in front of it for access on both directions of Rt22. Also it has better commercial use zoning. Another inferior 5 acre parcel across from it is for sale right now for \$3.5million. This property has over 2,000+ ft of hard road frontage, billboard income, and is ripe for development. Preliminary plans have been drawn up for 3 buildings on it, a 10,000 sq ft restaurant, 3,000 sq ft fast food w/drive through, and a 180,000 sq ft 2 story shopping and office building. 2 lots. It includes the closed Sarhelm Rd which would be the entrance for Rt 22 turn lane.							
38	West Hanover Twp.		Allentown Blvd.	07	Absolute	R	DN50B
A second lot on Rt22 included with previous 10.07 acres. Lot used to be paved entrance onto Rt22 & Jonestown Rd.							
39	WASHINGTON		Route 225	10.9 acres	\$10,000	C	DN43
- Near new Walmart shopping center. Recently surveyed and township permit given to build a building and put up a commercial sign on it for a landscaping/land clearing/mulch company. Property has 325' hard road frontage on newly paved Rt225 just north of intersection of 209 & 225 downtown Elizabethville PA. Property is mostly flat and rectangular, recently 4.5 acres cleared, wetlands filled in with DEP approved supervision, & graded at a cost of over \$200,000. County has 7 of the acres assessed as commercial with a value of over \$205,860. Property is only a stones throw from new sewer lines, but is also 10+ acres exempt for septic. Has a nice high flat part ideal for a house, business or other building, or use the dirt to build on any other part of the property. Possible uses House, business, camp ground, RV park, Miniature golf, horses, driving range, hunting, fishing, boating kayaking/canoe (you can boat over to the YWCA campground), property is flat, solid and long enough for a drag racing strip or to even land an airplane!							
40	SWATARA		Penhar Rd	0.45	\$1,000	C	DN39
Amazing prime commercial/business location piece of land! Over 400' frontage on Penhar drive! Land goes from the corner of Penhar & Paxton St, then under the 22/322 along Penhar drive past the culvert by the Goods furniture sign by Lewis Rd then back almost 175 feet! Property has been graded and stoned ready to build. Also it is zoned for billboards, possible billboards on both sides of 22/322! Property has not been for sale for over 50 years...which is before they even built rt 322! From Rt283or 83 just follow the signs to Rt322 & take the penhar exit, land is right in front of you to your right at the exit ramp stop sign! Est. value \$350,000.							
41	SWATARA		N 50th St	5acres	\$3,500	R	DN40
Property includes ½ the unopened 50 th street giving you over 5 acres of Residential zoned land. Hard road access is from the end of the cul-de-sac on Clover Court across a 20' wide paved driveway and deeded right of way to your very own personal paved basketball court included on property! Includes all the beautiful flat mowed grass land to your right behind the neighbors' new fenced swimming pool, and all the woods to your left and in front of you down to the creek! Property perks so you don't even have to connect to the public sewer! Would make an amazing private estate, just minutes to Harrisburg, shopping, & Hershey. Government appraised value \$100,000!							
42	WICONISCO		MAPLE ST	0.351	\$500	R	DN45
Nice large flat lot once paved adjacent to a 12,000 sq ft building that has no parking...because this used to be their parking lot! Now it is flat and ready to build, or sell or rent it back to whoever buys or uses the adjacent building. Zoned for multiple units or commercial use.							
43	WICONISCO		Pottsville St	0.187	\$1,000	R	DN46
This ready to build with all utilities lot is right on Main Street in Wiconisco! Right off of I-81 Rt209 exit between Rt81 & Elizabethville Wal-Mart. This lot used to have a nice house on it, but it was purchased and torn down to make extra needed parking for the 12,000sq ft sewing factory across the street which closed. If they every reopen or need parking...or if you would like to build a nice house in an old fashioned quiet town...this is perfect! Lot has water in the front sidewalk and sewer nicely situated in the rear...would make a perfect exposed							

Lot #	MUNICIPALITY	ST.#	STREET NAME	Est SIZE	OPENING BID	ZONING	PIN # COUNTY CODE
basement house lot!							
44	UPPER PAXTON		Unmapped	9.9452	Absolute		DN41
assessed at \$2394							
45	Millersburg	3011	Route 147	0.119	\$2,500	R	DN42
Nice flat straight highway land just outside Millersburg PA easy access to Harrisburg near world famous COLEMANS.COM SURPLUS entrance and car dealership. Had a house on it which burned. Slab foundation still there. Includes all the land between Rt147 and the train tracks plus the land behind the barn. Includes antique refrigerated truck full of antiques or?! (Do not try to break into the truck! Neighbor is watching!) There is another abandoned car on it I don't know who owns that either. Owner had it for many years now says sell!							
46	Harrisburg/Hershey		West of N. Hershey Rd	0.096	\$1,500	R	DN44
Prime Rt39/Linglestown Rd corner property 150' frontage lot between Rt 81 exit ramp and Rt22 traffic light. Commercial corner lot at entrance to proposed multimillion dollar women's work release center. Has frontage on both Rt39 for signage, and on Manada Hill for access. Zoned business enterprise which is the best zoning in the township allows for almost anything with only a few feet setbacks. There is currently a car parked on it and a small car lot would fit on the lot & meet state licensing requirements. The 1+ acre property next to it is for sale for \$650,000. Whoever buys it might want this land just for a sign or something also.							
Perry County							
47	Buffalo Township		Meadow Grove Road	0.13	\$1,000		PR01
Wooded lot - in rear accessible through neighbor's lot. Firewood. Hunting? RV, Camping? Mineral rights etc.							
48	Juniata Township		Little Buffalo Road	0.43	\$1,000		PR02
Walk to little buffalo state park! They just spent \$5million on their new pool! Wooded lot on same road as Little Buffalo state park. Used to have a trailer on it but removed. Adjacent to neighborhood full of nice houses & mansions. Assessed at over \$20,000.							
49	Penn Township		State Road	0.13	\$1,250		PR03
Classic billboard lot on Rt 322 south bound. Deed said used to be a poll house on it?							
Cumberland Cty							
50	Dickinson Township		Thrush Dr & Harmon Dr	0.67	\$1,250		CB01
Nice flat Land located on Cul-de-sac between two beautiful mansions on large lots. This land is needed to develop the farm north of it or can be sold to the neighbors, one of whom has playground equipment on or near this land.							
51	Hampden Township		Wertzville Rd	4.50	\$2,500		CB02
Prime usable corner traffic light land with over 800ft of road frontage right off of Rt81 wertzville Rd Enola exit across from a brand new hotel, the Polyclinic hospital complex, IBM, and a large technology park. A large \$150million dollar Giant supercenter retail complex on 75 acres was approved walking distance to this land. The 1 acre lot across the street is for sale for \$325,000, the 3 acres next to it sold for \$900,000, and the two houses next to it each sold for \$450,000.....and NONE of them had any highway road frontage! You can own it all! Sewer goes along the back edge of the property, and water & gas is in the street at the corner. Ideal for a strip shopping center, offices, medical, billboards, etc. A Million dollar location. They just spent \$4million to widen the road in front of it and were going to give the owner a free turn lane but owner didn't get a land development plan in on time. Adjacent 1.4 acres with no access (they need our land) is for sale for \$500,000							
52	Hampden Township		Good Hope Rd	0.74	Absolute		CB03
Adjacent to state boat launch and fishing area park! And this piece of land is larger then the entire park! PLUS you get an island with it! We will even throw in an adjacent lot to it for free! Your own private boat launch, fishing and swimming area! Maybe park an RV or build something in the future? It's in Hampden township							

Lot #	MUNICIPALITY	ST.#	STREET NAME	Est SIZE	OPENING BID	ZONING	PIN # COUNTY CODE
<p>where the average house lot sells for over \$100,000 for 1/3 an acre! An acre lot is \$200,000+ in Hampden township! Good hope rd goes between Rt81 Wertzville Rd exit and the Carlisle Pike. You could donate this to the adjacent park to double its size and take a big tax write off also!</p>							
53	Hampden Township		Good Hope Rd	0.02	Absolute		CB05
<p>This adjacent waterfront lot is included for free with previous lot.</p>							
54	Hampden Township		Sears Run Dr	0.09	Absolute		CB04
<p>Another amazing location overlooking the Conoquinit creek near entrance to Hampden Township golf course & parks! Adjacent cabins all have public sewer & utilities but no parking and are in flood zone, this lot has small parking area and steps down to the creek! The cabin that was here was removed and is ready to build a new cabin or modular house on stilts overlooking the creek! Great getaway for fishing, boating, etc. Very quiet street! Lot is slightly larger then map shows also. Houses have been built on smaller lots near it.</p>							
55	Hopewell Township	1447	Three Square Hollow Rd (North Harmon Rd)	0.19	\$2,000		CB06
<p>Nice flat lot in amazing location at the foot of the Three Square Hollows state forest and camping area! Take a drive or hike through the miles of deep forest! Turnpike is also building a new bridge to this property, just take the next bridge over the turnpike Former trailer location. Trailer was just removed and ready for new trailer or house! Also has a large shed on it. Utilities are already here including a good septic tank, a like new well and like new water tank, new electric service, even a free nice garbage can is included etc! This is such a wonderful township to be in...they even let you burn outdoors! That's hard to find!! Note the assessment map is incorrect for this lot, it is obviously much bigger and rectangular than shown. Lot was listed for \$59,000 but contract expired. Houses & even mobiles in this area sell for over \$100k.</p>							
56	Lower Allen Township		Cedar Cliff Drive	0.32	Absolute		CB07
<p>Between Allendale Entrance, and the Cliffs entrance! This parcel is legally part of the Cliffs and therefore by buying it you will apparently become a member of the Cliffs and have access to their fancy million dollar pool! The cliffs were created by the McCormics who were like Billionaires and they built amazing million dollar+ estates in the Cliffs. This lot has water & sewer perfectly located on it, and you can walk to Cedar Cliff High school and Elementary/Jr. High! Even walk to McDonalds & shopping center! Amazing location...just take the Rt83S new Cumberland exit and go straight right to your lot! Lot also has the original old farms phone utility pole, and township granted us a driveway permit for the lot also. Adjacent to 20 acre common area of the Cliffs...so like living in the woods! Note that the one neighbor in Allendale has illegally dumped dirt on this lot, then he offered to buy it, then his house was listed for sheriff sale so I don't know what happened to him. His house does need a garage though! Cliffs said he is authorized by the Cliffs to purchase the lot and add it to Allendale also.</p>							
57	New Cumberland Borough		16th St	0.48	\$1,500		CB08
<p>Amazing nice 1/2 acre lot with 50' frontage on 16th st and gets wider ideal for a large house! Grass in the front, mature trees in the back. Walk to the riverfront park & boating, beautiful tree lined streets. (note a neighbor has their swing set on your lot and they offered \$12,000 to buy this but owner of course refused) Not only is this the largest piece of land for sale in New Cumberland borough...it is the ONLY piece of vacant land for sale in the Borough!!!! Has water & sewer right in front of it in the street. \$100,000 couldn't find another 1/2 acre lot in New Cumberland borough. About 8 houses yards back up to this land also, could be subdivided for add on lots maybe if you don't need the whole thing.</p>							
58	Silver Spring Township		Old Willow Mill Rd	Remainder land	Absolute		CB09
<p>This is an interesting lot....it actually is all the remainder land from the original 10+ acre waterfront development on Willow Mill Terrace. The assessment maps do not show the full extent of this land. Deed title goes all the way back to the original owner of all the land along the creek...and you will legally own whatever is left! Has VoTech school on one side, and the creek on the other! Price includes a copy of the original subdivision map showing the lots that are all now waterfront houses and this remainder land which does have creek frontage and is over an acre.</p>							

Lot #	MUNICIPALITY	ST.#	STREET NAME	Est SIZE	OPENING BID	ZONING	PIN # COUNTY CODE
59	South Middleton Township		Mountain Rd Par C Ph I	0.16	Choice \$500	R	CB10
SOLD WITH LOT 60 2 X your bid take both - side by side they make a nice lot! House at 462 Mountain Rd has a shed encroaching on this lot! Similar lot same size next to 474 Mtn Rd sold for about \$10,000 to neighbor.							
60	South Middleton Township		Mountain Rd Par D Ph I	0.16	Choice \$500	R	CB11
SOLD WITH LOT 59 two lots 2 X bid - side by side they make nice .32 acre house lot!							
61	Upper Allen Township	924	Grantham Rd Rear	0.06	Absolute	R	CB12
SOLD WITH LOT 62 Right off of Rt 15 Near Messiah College. Wooded lot 2 X money. There is a cul-de-sac near it for nearby access and with board of review you can get access to these two lots and together you can probably build a very nice private residence! Or sell the 2 lots to the two home owners in front of the lots!							
62	Upper Allen Township	920	Grantham Rd Rear	0.13	Absolute	R	CB13
SOLD WITH LOT 61 ADJACENT LOTS 2 X MONEY lots of nice houses around it. What would you pay for the 2 vacant lots next to or behind your house?? I'd pay \$100,000...but the builder put up another house and ruined my view...then they installed invisible fence and a barking dog! Privacy is priceless!							
<p>Riverfront lots & Marina – 40+ ACRES TO BE SOLD AS 1 LOT! This largest offering of waterfront riverfront land in over 150 years this close to Harrisburg PA. over 5 miles of waterfront land on the best boating & fishing on the entire 100mile long Susquehanna river! It also has miles of highway frontage on 22/322 perfect for billboards & cell towers. Much of this land is above the flood zone and buildable, the land in the 100yr flood zone can still be built on as has recently been done with your 1st floor 1ft above the hundred year flood zone. The land can be used for Marinas, Docks, Boat ramps, camping, houses, RV Park, boat rentals, commercial, or great site for a Hydroelectric plant! Property also contains tens of thousands of hand cut building stones as large as 1ton or more that would cost millions to buy! There are numerous bridges, aqueducts, old canal structures, and miles of roads and walking trails on this land! The land starts at the centerline of Clarks creek, then goes for 1+ mile up the river being all the land between the railroad tracks and the river, then a small section was sold where there are two brand new riverfront mansions, then it continues up to beamer lane where there is an old canal house foundation, well preserved Locks, and an old Saloon foundation from 1830's that fronts on the river, then up further to a new bridge across the creek, then it is again all the land between the train tracks and the river (about 300' deep) for about 1,000 feet there is a nice flat plateau above the 100yr flood zone containing many acres, then another 2 miles up to the Clarks ferry bridge being all the land between the highway and the river with no train tracks. There is direct access off of 22/322 to this land to a large camping/fishing/boat ramp area with break in the guardrail and a gate which is on the property, and the land is also accessible from the two rest stop areas on 22/322, the guardrail is the property line on the one near the Middle Paxton/Reed Township line. This land also includes additional acreage located in the borough of Dauphin, and more land on the East side of 22/322 ideal for billboards. About 5 miles of land! From the Appalachian trail bridge over the Susquehanna river at Clarks ferry bridge all the way down to Clarks Creek! Includes the following 5 tax parcels which do not include all the land since the land is deeded as all the land alongside the train tracks being formerly owned by the Penn Central Canal between Clarks creek and the Clarks ferry bridge. And was acquired directly from the Penn Central Holding company. If surveyed there would be more than 50 acres probably since it includes land from Poets due to flooding in Duncannon according to old surveys which are all included. Large amount of surveys included in</p>							

Lot #	MUNICIPALITY	ST.#	STREET NAME	Est SIZE	OPENING BID	ZONING	PIN # COUNTY CODE
purchase including copies of maps from 1830's.							
			Route 22/322	3.26		C	DN23
			Penn Canal	5.5		R1	DN57
			Penn Canal	11.15		R1	DN56
			Towpath Road	2		R1	DN49
			Penn Canal	16		R1	DN55
			PA Canal	5ac			DN58
66	Allentown		W side S 20th St	225' x 160' irregular	\$10,000	R	LH02
Prime Allentown Location large vacant lot along city park with hard road S 20 th St ST Elmo frontage, being mowed by city (Public water & sewer). Neighbor keeps trying to get his identical zoned land approved for large apartment/townhouse project.							
67	Washington Township		west side of T858	2.258Acres	\$2,500	MDR	LH03
Large Lot Surrounded on all side by residential, has good timber, Includes mineral rights. This is in Slateville PA which is known for high quality natural slate. Open up your own slate quarry!							
68	Lower Milford Township		east side of Shupps Ln	3.823Acres	\$10,000	AR	LH04
Listed with realtor who lives near it for \$139,000 which he thought was cheap and it sold, but we never finished getting them their building permit. Paid \$900 for a perk test permit for it to township sco and it passed the initial test, but township required survey first to determine neighbors' line to build home, so owner paid \$500 down to surveyor and never heard anything from the surveyor. Owner also put in a stoned driveway to it and made an area for a house. Landlocked neighbor with 2 acres behind it also wants to buy a right-a-way through it. Lower part of property is in FEMA 100year flood zone, but upper part along road is not. Many \$500,000+ homes near it.							

ALL PROPERTY SOLD AS IS WHERE IS WITH ALL FAULTS AND NO WARRANTEE OTHER THAN TITLE BY DEED OR AS DISCLOSED. AUCTIONER IS SELLING INTEREST OF THE OWNER ONLY.

10% Buyers premium added to the high bid price. \$595.00 processing and recording fee, if transfer taxes exceed \$100.00 per property buyer agrees to pay additional recording and/or transfer taxes.

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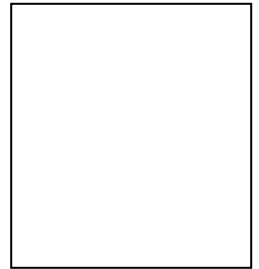
NOTICE FROM SELLER:

SELLER WILL ISSUE SPECIAL WARRANTY DEED FOR ALL PROPERTIES UNLESS OTHERWISE SPECIFIED. SELLER WILL WARRANT A MARKETABLE TITLE TO PROPERTY FOR THE FULL AMOUNT PAID OR HAS ALREADY RECEIVED TITLE INSURANCE ON THE PROPERTY. MOBILE HOMES WILL BE TRANSFERRED BY BILL OF SALE ONLY. SELLER HAS NOT RECEIVED ANY OFFICIAL NOTICE OF ANY CLAIM AGAINST ANY OF THE PROPERTIES BEING SOLD, AND IS NOT IN VIOLATION OF ANY ORDINANCE OR HAS NOT RECEIVED NOTICE OF ANY VIOLATION OF ANY ORDINANCE FOR ANY PROPERTY. NO WORK HAS BEEN DONE ON ANY PROPERTY, AND NO PROPERTY IS SUBJECT TO ANY MECHANICS LIEN OR ANY OTHER VALID LIEN THAT WE KNOW OF. ALL INFORMATION IS FROM GOVERNMENT SOURCES OR IS ONLY THE OPINION OF THE CATALOGER. ALL APPRAISED VALUES ARE FROM LICENSED APPRAISERS OR FROM COUNTY ASSESSMENT OFFICE FACTORING IN THE COUNTIES COMMON LEVEL RATIO FOR 2009 WHICH IS DEEMED TO BE FAIR MARKET VALUE OF THE REAL ESTATE. LAND IS NORMALLY WORTH MORE THAN THE APPRAISED VALUE, OFTEN A LOT MORE; HOWEVER PROPERTY MAY BE WORTH MORE OR LESS THAN THE APPRAISED VALUE. IF YOU WISH TO LOWER YOUR TAX RATE OR IF YOU WISH TO CONTEST THE GOVERNMENTS APPRAISAL OF YOUR PROPERTY, YOU MUST FILE AN ASSESSMENT APPEAL FORM AVAILABLE AT THE COUNTY ASSESSMENT OFFICE.

FREE ADVICE! VIRTUALLY ALL THE PROPERTIES BEING SOLD HAVE HARD ROAD FRONTAGE, A COUPLE HAVE EASEMENTS TO THEM. NOTE THAT NO LAND IN PENNSYLVANIA IS LAND LOCKED! YOU CAN SIMPLY GO TO THE BOARD OF REVIEW THAT WILL CREATE AN EASEMENT ACROSS YOUR NEIGHBORS LAND FOR YOU THAT GETS RECORDED AT THE COURTHOUSE GIVING YOU LEGAL DEEDED ACCESS TO YOUR LAND.

GOOD LUCK AND HAPPY BIDDING!

The Investor Owners



July 25th 2009 Real Estate Auction Registration Form

Name: _____

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

E-mail: _____

Day Phone: _____

Evening Phone: _____

Identification No: _____

Deposit type: _____

Expiration date: _____

I have read the terms and conditions of the auction and agree to be legally bound by them.

I understand a 10% (ten percent) Buyers Premium will be added to the bid price.

All property is sold **AS-IS WHERE IS** with no warranty expressed or implied except as to the merchantability of the title.

Title will be transferred with **Deed**, subject to restrictions of record, free and clear of any liens, back taxes mortgages or encumbrances **or** as otherwise disclosed.

Signed: _____

Signed: _____

Date: _____

My/Our Deposit of: \$_____ has been paid and I/we understand and agree, Auctioneer, as part of the deposit will retain it towards the purchase price, **ONLY** if I / we are the (a) high bidder(s).

Form of deposit: _____

Bidder Number: _____



ProgressiveAuctionExchange, LLC

AUCTION MEMORANDUM OF BID & DEPOSIT RECEIPT

This Auction contract of Purchase and sale made as of _____ among: _____ (hereinafter called "Seller"), and:

(Hereinafter called "Buyer"), and Progressive Auction Exchange, LLC T/W Bounds Auction Company # AU005174, (hereinafter called "Auctioneer"), provides that Buyer agrees to purchase through Auctioneer, as agent for Seller, and Seller agrees to sell the following described real estate, at auction # _____ and all improvements thereon, located in the County of _____, Pennsylvania (all herein called "The Property") and more commonly known as: All that property Situated in or near the Town of _____ known as _____, County, PIN _____ Map _____ Parcel _____, more accurate description may be contained in the deed.

The auction purchase price of the property is:

\$ _____ High Bid Amount: _____ Buyer _____ Seller _____ Auctioneer _____
\$ _____ 10% Buyers Premium: _____
\$ _____ Contract price of high bid and Buyers premium combined: _____
\$595.00 Processing Fee _____
\$ _____ Deposit Paid; _____
\$ _____ Balance due 10 days from the date of auction at closing.

- 1. Buyer has made a deposit of _____ Dollars (\$ _____) with Auctioneer, receipt of which is hereby acknowledged, such deposit to be applied to the purchase price at settlement. The deposit is delivered to Seller to evidence Buyer's good faith. In the event that the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the deposit as a measure of liquidated damages. This provision shall in no way affect the right of the Seller and Auctioneer to rely upon and to exercise any other legal remedies or recourse available to them, including without limitation seeking specific performance or monetary damages, in event the closing contemplated herein does not occur due to default by Buyer. Buyer further agrees to pay all attorney fees, court costs and other costs of collection/enforcement incurred by Auctioneer and Seller due to a default by Buyer.
2. Seller agrees to convey his interest in the Property to Buyer by Deed, subject to applicable easements and restrictive covenants of record, if any, affecting the use of the Property. Seller further agrees to deliver possession of the Property to the Buyer on the date of settlement on or before Monday August 10th 2009.
3. Settlement may be conducted through the mail or courier or at a reasonably convenient location designated by the Seller on or before Monday August 10th 2009. BUYER AGREES TO PAY ALL TRANSFER & RECORDING FEES. TIME IS OF THE ESSENCE. Escrow and title insurance is available at buyers' option and expense.
4. All taxes, interest, rent, Property Owners Association Fees or Dues and escrow deposits, if any, shall be pro-rated as of January 1st 2009.
5. Buyer assumes all risk of loss or damage to the Property by fire, windstorm, casualty or other cause as of the date of this agreement. Seller agrees to maintain insurance coverage, if any, until the date of settlement.
6. Buyer represents that an inspection satisfactory to Buyer has been made of the Property, and Buyer agrees to accept the Property in its present condition except as may be otherwise provided in an attachment to this agreement and acknowledged in writing by Seller and Auctioneer. Buyer acknowledges that neither the Seller nor the Auctioneer

makes any representation or warranty concerning the Property, its zoning, uses, or descriptions of the Property. Purchase agrees to accept the Property 'AS IS WHERE IS WITH ALL FAULTS.' Buyer acknowledges they were encouraged to conduct their own investigation and due diligence to determine if they should purchase the property.

7. **BUYER (choose one) HAS _____ HAS NOT _____ PERSONALY INSPECTED PROPERTY**
8. This Memorandum of Bid & Deposit Receipt shall be construed, interpreted and applied according to the law of the State of Pennsylvania and it shall be binding upon and shall inure to the benefit of the heirs, personal representatives, successors and assigns of the parties.
9. The covenants and agreements contained in the Memorandum of Bid & Deposit Receipt shall survive closing.
10. Seller is selling the Property by deed description only, it being understood and agreed that the acreage / square footage of the property is not guaranteed or warranted in any way by Seller or Auctioneer. In the event Buyer and/or Seller require a survey of the Property, Buyer shall provide the survey at Buyer's risk and expense. Upon approval of survey by Seller and Auctioneer, the legal description contained on said survey shall be substituted for the legal description, if any, attached to this Auction Contract of Purchase and shall be the legal description utilized in conveying the Property from Seller to Buyer.
11. **RESERVE PRICE SALE APPROVAL;** In the event the contract price is below the sellers "Secret Reserve Price" amount, buyer expressly agrees to allow their deposit be held in escrow up to 7 business days, while awaiting seller approval for the contract price. In the event contract price is rejected buyer will receive a full refund of bid deposit.
12. This Auction Memorandum of Bid & Deposit Receipt shall be constituted as the entire agreement of sale among the parties, with the posted/attached terms and conditions included by reference herein, and may not be modified or amended except by written instrument executed by all of the parties, including the Auctioneer.

Witness the following signatures and seals:

Buyer:	Date:
Buyer:	Date:
Seller:	Date:
Auctioneer Agent:	Date:
Acceptance by Auctioneer:	

Signature: _____
Omar P. Bounds, AARE #AU005174
 Date: _____

File or Dept Number: _____



Progressive Auction Exchange, LLC (DBA PAX AUCTIONS and/or REAUCTION.COM & Jackson Hole Auction Company, AARE Auction Company)

CERTIFICATIONS:

Member National Auctioneers Association
Member Maryland Auctioneers Association
Member California State Auctioneers Association
Member Wyoming State Auctioneers Association
Member Auction Marketing Institute



- A) C.A.I. 'Certified Auctioneer Institute', Auctioneer
- B) A.A.R.E. 'Accredited Auctioneer Real Estate' Auctioneer
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SBA Certified HUBZone Business Concern for Sole Source Federal Contracting



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