

Honesty

Integrity

Hard Work

Professionalism



Real Estate Auction

***TONS OF POSSIBILITIES FOR THIS BEAUTIFUL 9+-ACRE
PARTIALLY WOODED PARCEL CLOSE TO MICHAUX STATE
FOREST! EASY ACCESS TO RT.30 & I-81***

WEDNESDAY, JUNE 23, 2021 @ 3:00 PM

BLACK GAP
FAYETTEVILLE, PA 17222

Open House(s):
June 12, 2021 @ 1:00 - 2:00 pm



May 21, 2021

Dear Prospective Buyer,

Hurley Auctions is pleased to have been chosen to offer you this property. Please take this opportunity to inspect the property today. For your convenience, I've enclosed the following information:

General Information
Deed
How to Buy Real Estate at Auction
Methods of Payment
Financing Available

If you have any questions after reviewing this report, please don't hesitate to call me at any time. We are looking forward to seeing you at the Auction on Wednesday, June 23, 2021 @ 3:00 pm.

Sincerely,

Matthew S. Hurley
Auctioneer and Appraiser

DISCLAIMER & ABSENCE OF WARRANTIES

All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or the Auction Company.**



General Information

Terms: \$5,000 in certified funds day of auction. Balance due in 45 days of sale. (See Payment & Financing page for detailed info.) Announcements made on the day of sale take precedence over all printed material. (See Payment & Financing page for detailed info.)

Closing Location: As agreed upon by the buyer and seller.

Buyer possession: Buyer will have immediate possession upon closing.

Rep on Site: Saturday, June 12: 1:00 – 2:00 pm; Sign on property

General Information: **8.81+ BEAUTIFUL WOODED ACRES** near Michaux State Forest, Greene Twp; Beautiful spot for homesite! Subdivision potential! Borders Mountain Shadows subdivision; Easy access to I-81 & Rt. 30; Public water/sewer hook-up available

Lot Size: Approximately 8.81+- acres

Location: Greene Township, Franklin County, PA

Zoning: Call Greene Township at 717-263-4990

Taxes: Approximately \$82.00 **Tax ID:** 9-C23-105

Utilities:

Water: Public hook-up available-Guilford Water Authority

Sewer: Public hook-up available-Greene Township Municipal Authority

School District: Chambersburg Area School District

Local Hospital: WellSpan, Chambersburg; Waynesboro Hospital, Waynesboro; Meritus, Hagerstown

[CLICK HERE FOR PLAT](#)

[CLICK HERE FOR RIGHT OF WAY](#)

Aerial View





LAND BREAKDOWN

PROP TYPE: VACANT LAND (5 TO 9.99 ACRES)
USE CODE: 100
USE DESC.: RESIDENTIAL VACANT LAND
TERRAIN: Level
FRONTAGE: 0 FT **TYPE:** ACTUAL
DEPTH: 0 FT **TYPE:** ACTUAL
SITE SQ FT: 0 FT
BASE ACRE: 1 ACRE(S)
TILLABLE: 0 ACRE(S)
WOODED: 0 ACRE(S)
NON TILL: 7.81 ACRE(S)
DEED AREA: 8.81 ACRE(S)

PROPERTY INFORMATION

DESC: Tax Parcel
UPI: 09-0C23-105-000000
PARENT: UNKNOWN
CONTROL: 00017596
TAX DIST: 09
MUNCPLTY: Greene Township
SCHL DIST: Chambersburg Area School District (CASD)
LOT #:
ADDRESS: 0 BLACK GAP ROAD
DEED: 0582-1148

Deed

THIS DEED, Made the 11th day of June, 1964, BETWEEN Paul C. Reed and Betty K. Reed, his wife, of Greens Township, Franklin County, Pennsylvania, Grantors, and Charles T. Moore and Winifred J. Moore, his wife, and Robert Keith and Darthea B. Keith, his wife, all of Chambersburg, Franklin County, Pennsylvania, Grantees;

WITNESSETH That in consideration of one (\$1.00) dollar and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey in fee simple, to said Charles T. Moore and Winifred J. Moore, his wife, an undivided one-half interest as tenants by the entireties, and unto the said Robert Keith and Darthea B. Keith, his wife, an undivided one-half interest as tenants by the entireties,

ALL the following described two adjacent tracts of real estate lying and being situate in Greens Township, Franklin County, Pennsylvania, bounded and limited as follows:

TRACT NO. 1 - BEGINNING at a limestone at corner common to this tract and land now or formerly of Harold Knable; thence by the latter South forty-two (42) degrees thirty-nine (39) minutes West, twenty and forty-seven hundredths (20.47) perches to a limestone at land now or formerly of Gordon Brookens; thence by the latter North sixty-five (65) degrees thirty-two (32) minutes West, four and ninety-eight hundredths (4.98) perches to a limestone at land now or formerly of Wilbur Wingert; thence by the latter North thirty-eight (38) degrees fifty (50) minutes West, forty-two and twenty-seven hundredths (42.27) perches to a limestone at land now or formerly of Matilda Reed; thence by the latter North fifty-eight (58) degrees thirty-six (36) minutes East, twenty-eight and thirty-five hundredths (28.35) perches to a limestone at Tract No. 2 hereinafter described; thence by said Tract No. 2 and lands now or formerly of Harold Knable, South thirty (30) degrees forty-nine (49) minutes East, forty and thirty-eight hundredths (40.38) perches to a limestone, the place of beginning; CONTAINING six (6) acres and one hundred thirty-six perches, neat.

TRACT NO. 2 - BEGINNING at a limestone at corner common to this tract and Tract No. 1 hereinabove described, and on line of land now or formerly of Matilda Reed; thence by the latter North fifty-eight (58) degrees thirty-six (36) minutes East, eighteen and fifteen hundredths (18.15) perches to a limestone at land now or formerly of Ray Foreman; thence by the latter South thirty-one (31) degrees forty-four (44) minutes East, four and two-tenths (4.2) perches to a limestone; thence by the same, North fifty-seven (57) degrees ten (10) minutes East, one and thirty-three hundredths (1.33) perches to a limestone at land now or formerly of Harold Knable; thence by the latter South thirty-four (34) degrees fourteen (14) minutes East, seven and nine-tenths (7.9) perches to a limestone; thence by the same South thirty-four (34) degrees thirty-three (33) minutes West, twenty-two and six hundredths (22.06) perches to a limestone at Tract No. 1 hereinabove described;

Deed (cont'd)

thence by said Tract No. 1 North thirty (30) degrees forty-nine (49) minutes West, twenty-one and one hundredths (21.01) perches to a limestone, the place of beginning; CONTAINING two (2) acres, one and sixty-nine hundredths (1.69) perches.

BEING the same real estate which Charles E. Reed and Mary M. Reed, his wife, by their deed dated the 8th day of January, 1960 and recorded in the Deed Records of Franklin County, Pennsylvania, in Deed Book Volume 524, Page 395 conveyed to Paul C. Reed and Betty K. Reed, his wife, grantors herin.

TOGETHER with the right of way contained in the deed from A. W. Mull and Iva B. Mull, his wife, to Charles E. Reed dated the 19th day of July 1920, and recorded in the Deed Records of Franklin County, Pennsylvania, in Deed Book Volume 189, Page 408, which provides as follows:

"For the consideration above mentioned the said grantors also convey to the said grantee a right of way of sufficient width to accommodate a vehicle over and through the present driveway extending north eastwardly across the narrow strip of land owned by the above mentioned John W. Mull adjacent to the north eastern boundary of Tract No. 2 herein conveyed, and over and through the present lane running in a northerly direction to the Greenwood-Scotland public road."

SUBJECT to the express covenant by the said grantees, as a part of the consideration for this conveyance, said covenant being evidenced by acceptance and recordation of this deed by the said grantees, that they, and each of them, will not convey the above described real estate or any part or portion thereof or any interest therein to any person or persons bearing the following names: May Kohler, David C. Kohler, Jr., Norman W. Kohler, Thomas E. Kohler, William C. Kohler, Sarah Rots, Hughie Kohler.

AND the said grantors will warrant generally the property hereby conveyed.

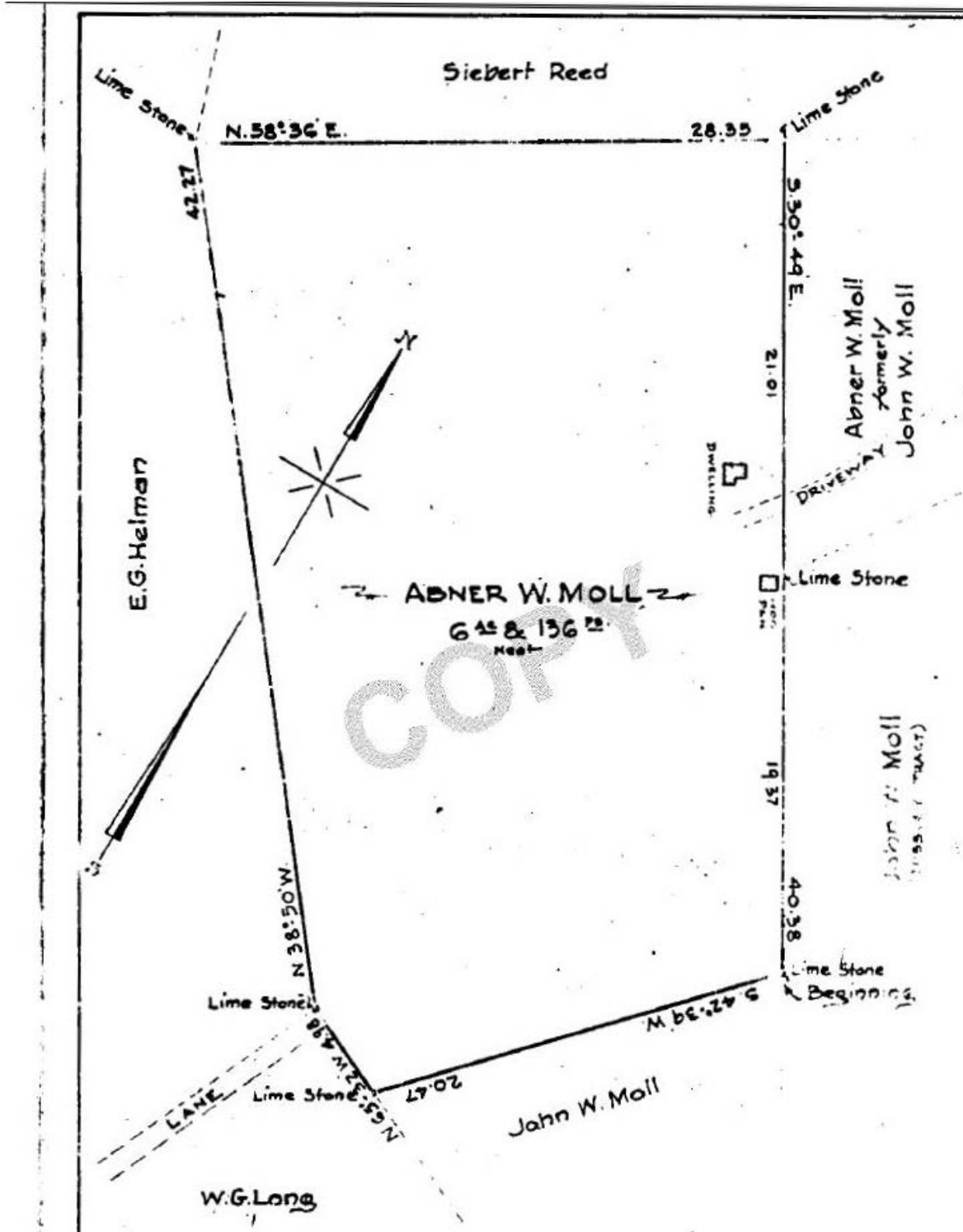
IN WITNESS WHEREOF said grantors have herunto set their hands and seals, the day and year first above written.

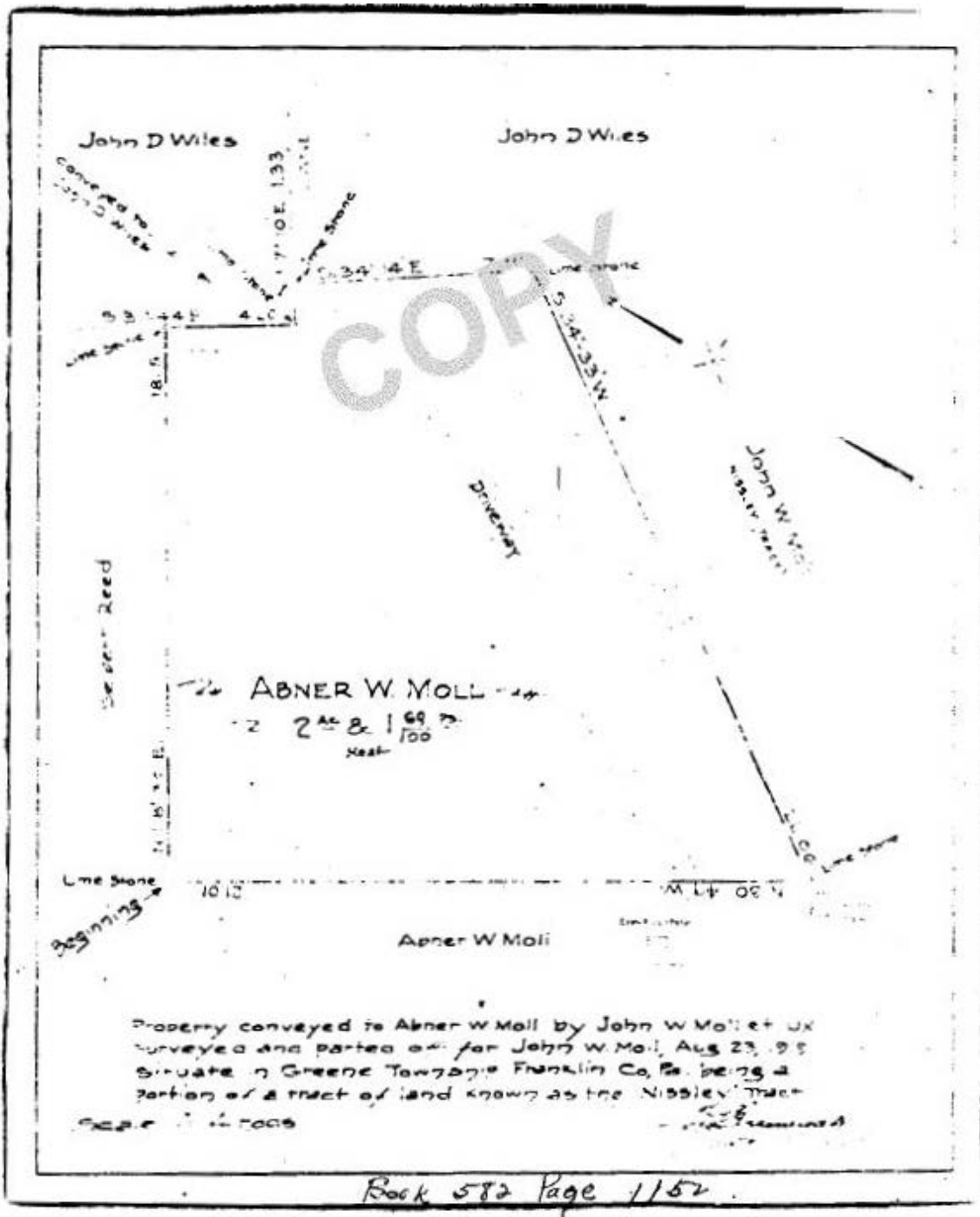
Signed, sealed and delivered
in the presence of

Shirley B. Crawford
Can to house

Paul C. Reed (SEAL)
Paul C. Reed

Betty K. Reed (SEAL)
Betty K. Reed





Right of Way

RIGHT-OF-WAY AGREEMENT

MADE and ENTERED INTO this 3rd day of June, in the year nineteen hundred ninety-one (1991).

BETWEEN Charles T. Moore and Winifred J. Moore, his wife, of 447 Highland Avenue, Chambersburg, Franklin County, Pennsylvania, and Robert Keith and Darthea B. Keith, his wife, of 44 Fifth Avenue, Chambersburg, Franklin County, Pennsylvania, hereinafter called "FIRST PARTY",

AND Greene Township Municipal Authority, a municipality authority existing under the laws of the Commonwealth of Pennsylvania, and having its principal place of business at 4182 Sunset Pike, Chambersburg, Franklin County, Pennsylvania, hereinafter called "SECOND PARTY".

WITNESSETH, that FIRST PARTY, in consideration of the payment to them of the sum of \$191.00, intending to be legally bound, does grant and convey to SECOND PARTY, its successors and assigns, a permanent right-of-way and easement to construct, reconstruct, maintain, repair, clear and operate a sanitary sewer line with necessary manholes, valves and other appurtenances, over, under, along and upon a certain tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, being the same real estate which Paul C. Reed and Betty K. Reed, his wife, by Deed dated June 11, 1964 and recorded among the Deed Records of Franklin County, Pennsylvania, in Deed Book Volume 582, Page 1148, conveyed to Charles T. Moore and Winifred J. Moore, his wife, and Robert Keith and Darthea B. Keith, his wife, FIRST PARTY herein, and a temporary construction right-of-way, together with the right of free ingress, egress and regress over said rights-of-way for the SECOND PARTY, its servants, agents, employees, contractors and such other persons as SECOND PARTY may authorize and direct at all times in common with FIRST PARTY, their heirs, executors, administrators, ~~assigns~~, assigns, tenants and occupiers, said permanent right-of-way and easement and said temporary construction right-of-way to be of the width and length and located as shown on draft prepared by Nassaux-Hensley, Inc., dated May 31, 1990, a copy of which is attached hereto and made a part hereof,

upon the following terms and conditions:

1. SECOND PARTY shall have the right to clear the surface of the temporary construction right-of-way and the right to clear and keep clear all trees, roots, brush and other obstructions from the surface and subsurface of its permanent right-of-way and easement.

2. SECOND PARTY will restore the surface of the ground of both the temporary construction right-of-way and the permanent right-of-way and easement as shown on said draft to substantially the same level as existed prior to construction of the aforementioned sanitary sewer line to the extent it is reasonably possible to do so, and to the extent any presently growing grass is destroyed SECOND PARTY agrees to reseed such area but cannot guarantee the results.

Right of Way(cont'd)

3. FIRST PARTY may use the surface of said permanent right-of-way and easement so long as it does not interfere with the rights granted to SECOND PARTY, except FIRST PARTY shall not construct any buildings or plant any trees or shrubbery within the permanent easement area without the written consent of SECOND PARTY.

4. In the event the real estate of FIRST PARTY is subject to a mortgage or other lien of record, FIRST PARTY will obtain an agreement from the lien holder to subordinate its lien or liens to said permanent right-of-way and easement.

5. FIRST PARTY agrees to release SECOND PARTY from any and all claims for damages by reason of the exercise by SECOND PARTY of the rights granted herein, except SECOND PARTY shall be liable to FIRST PARTY for any direct (not consequential or intangible) damage to the real estate including but not limited to fences and crops of FIRST PARTY caused by SECOND PARTY, its agents, employees or contractors, arising out of the construction, maintenance or operation of said sanitary sewer line, provided notice in writing is given within thirty (30) days after happening, but not including damage to trees and shrubbery located within the area of the rights-of-way and easement granted.

6. The rights-of-way and easement herein granted are in lieu of condemnation proceedings.

7. The provisions of this agreement shall extend to and be binding upon the heirs, executors, administrators, ~~successors~~ and assigns of FIRST PARTY, and the successors and assigns of SECOND PARTY.

IN WITNESS WHEREOF, FIRST PARTY and SECOND PARTY have caused this agreement to be duly executed and placed under seal the day, month and year first above written.

WITNESSES:

Paul D. Hower
Paul D. Hower
Paul D. Hower
Paul D. Hower

Charles T. Moore (SEAL)
 Charles T. Moore

Winifred J. Moore (SEAL)
 Winifred J. Moore

Robert Keith (SEAL)
 Robert Keith

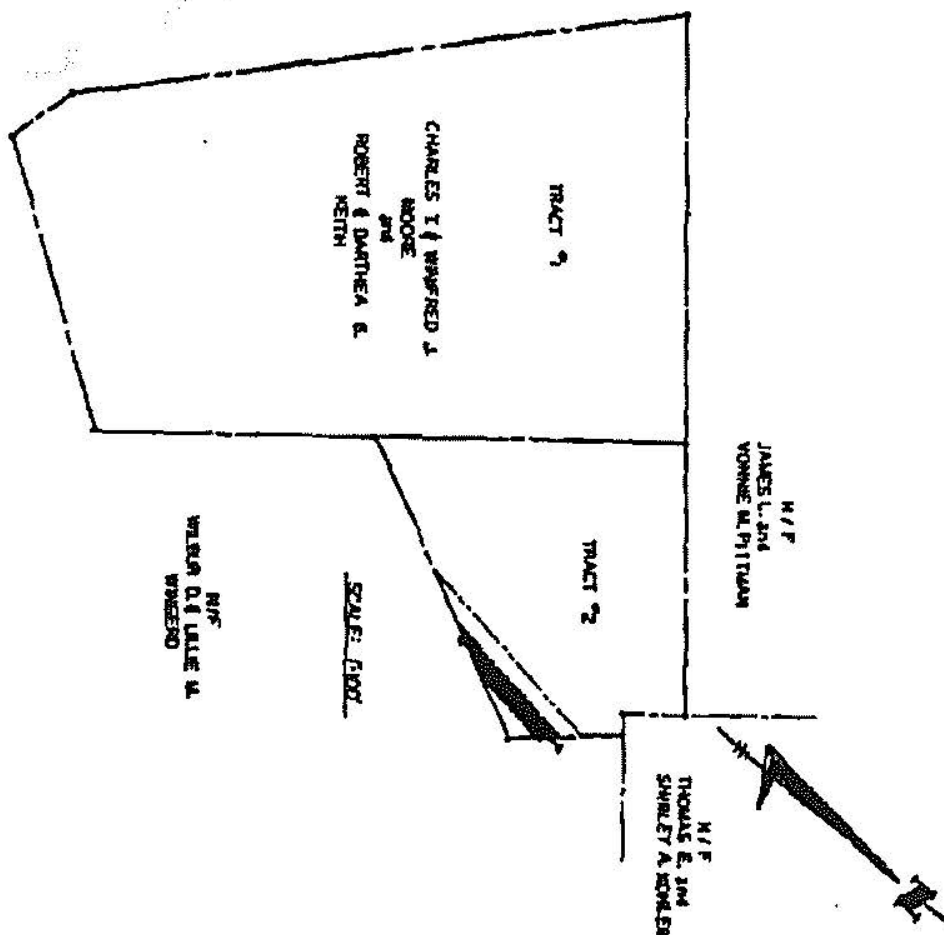
Darthea B. Keith (SEAL)
 Darthea B. Keith

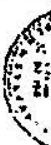
ATTEST:

Robert E. Coleman, Jr.
 Secretary

GREENE TOWNSHIP MUNICIPAL AUTHORITY

By W. J. Miller
 Chairman





EASEMENT
 To be Granted by
GREENE TOWNSHIP
MUNICIPAL AUTHORITY
 From Land of

CHARLES T. WINTERED J. MOORE
 and
ROBERT J. BARTHEA & KEITH

C-23-105
 382 1149
 26
 86-20
 1270



Conditions of Public Sale

CONDITIONS OF PUBLIC SALE OF REAL ESTATE

OWNED BY _____,

LOCATED AT Approx. 8.81+- Acres Tax ID 9-C23-105 foo Black Gap Rd, Fayetteville, PA

1. **Highest Bidder.** The highest and best bidder shall be the Buyer. The Seller, however, reserves the right to reject any and all bids and to adjourn the sale to a subsequent date. If any disputes arise to any bid, the Seller/Auctioneer reserves the right to cause the property to be immediately put up for sale again.
2. **Real Estate Taxes.** All real estate taxes for 20 21 - 22 shall be pro-rated between the Buyer and Seller to the date of settlement on a fiscal year basis. All real estate taxes for prior years have or will be paid by the Seller.
3. **Transfer Taxes.** Seller shall pay 1/2 of the realty transfer tax and Buyer shall pay 1/2 of the realty transfer tax, provided, however, that the Buyer shall be responsible for any additional transfer taxes imposed on any assignment of this Agreement by Buyer.
4. **Terms.** \$ 5,000 or _____ % handmoney, either in form of cash, cashier's check, or certified check when the property is struck down, and the balance, without interest, on or before August 9, 2021 when a special warranty deed will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale.
5. **Forfeiture.** The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this Agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
6. **Marketable Title.** A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the Franklin County Courthouse and which may be visible by inspection of the premises.
7. **Risk of Loss.** Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of rescinding this Agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this Agreement.
8. **Warranty.** The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land.
 - A. **Radon.** Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. **Lead-Based Paint.** If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. **Home Inspection.** Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this Agreement.
 - D. **Fixtures and Personal Property.** Included in the sale and purchase price are all existing items presently installed in the property, including plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; and built-in appliances. No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All other personal property that is not a fixture is reserved to Seller, which personal property shall be removed prior to settlement.
 - E. **Ventilation/Mold.** The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or venting, or any other matters of home construction wherein mold may be present in the real estate.
 - F. **"As Is".** The property is being sold "AS IS" at the time of sale and at the time of the settlement. The fiduciary/seller herein makes no representations or warranties as to the condition of the real estate. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative will not deliver a disclosure to Buyer inasmuch as they are not required by law.
9. **Financing.** Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing. The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer in this regard.
10. **Dispute Over Handmonies.** In the event of a dispute over entitlement of handmoney deposits, the agent holding the deposit may either retain the monies in escrow until the dispute is resolved or, if possible, pay the monies into the County Court to be held until the dispute is resolved. In the event of litigation for the return of deposit monies, the agent holding handmoney shall distribute the monies as directed by a final order of the court or a written agreement of the parties. Buyer and Seller agree that, in the event any agent is joined in the litigation for the return of deposit monies, attorneys fees and costs of the agent will be paid by the party joining the agent.
11. This agreement shall survive closing.



How to Buy Real Estate at Auction

Buying at a Hurley auction is easy and fun. We are dedicated to providing the best possible experience for our buyers.

- ❖ Do your homework! Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- ❖ **What does the term “Reserve” mean?** Under a reserve auction the auctioneer will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid.
- ❖ **What does the term “Absolute” mean?** In an absolute auction, the property will be sold to the last and highest bidder regardless of price.
- ❖ **Do I need to pre-qualify?** No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Financing information can be found on the last page of this packet.
- ❖ You will need a down payment as described in the general information section.
- ❖ Gather all available information and determine what the property is worth to you.
- ❖ The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our cashier. You will need your driver's license or another form of photo ID.
- ❖ Listen carefully to all announcements made the day of the auction. Please ask any questions you may have.
- ❖ When the auction actually begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$100,000 and he may need to come down to \$75,000 until somebody agrees to bid. At this point the action begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount simply raise your hand. There may be several people bidding at first so don't be shy, raise your hand. If you feel the auctioneer doesn't see you, don't be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point, if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn't reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- ❖ If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.
- ❖ It is the Buyer's responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you please contact us.

Easy as 1,2,3!!!!!!!. Purchasing at auction is fun & dynamic. Enjoy the experience. If you have additional questions about auctions, please contact Hurley Auctions at 717-597-9100.



Acceptable Methods of Payment

Each Real Estate Auction requires that a non-refundable down payment be made at the time the property is struck down. The following methods are the only methods of payment accepted by Hurley Auction Co. Inc. unless otherwise approved by Hurley Auctions:

- 1) **Cash** (payments of \$10,000 and above require completion of IRS Form 8300)
- 2) **Certified or Cashier's Check** payable to Matthew S. Hurley Auction Co. Inc.
- 3) **Personal Check** accompanied by a Bank Letter of Guarantee (see sample below). Letter must read as follows and must be signed by an officer of the bank.

Bank Letter of Guarantee

Date: (Date of letter)

To: Matthew S. Hurley Auction Co. Inc
2800 Buchanan Trail East
Greencastle, PA 17225

Re: (Full Name of Customer requesting Letter of Guarantee)

This letter will serve as your notification that (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of (\$ X,XXX.XX).

Drawn on account # (Customer's account number).

This guarantee will apply only to the Matthew S. Hurley Auction Co. Inc for purchases made (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



Real Estate Auction Financing

Purchasing a home at auction has never been easier. In fact, each year real estate auctions become more and more popular. The following financial institutions/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.

DREAM IT. OWN IT.

Our local team specializes in financing your farm, land and country home dreams.



Heather Weeks | Doug Corl | Lyndsey Frey | Chris Jeffcoat | Kurt Beshore

Cumberland Valley
Branch (Chambersburg)
800.554.9055
www.AgChoice.com



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Real Estate Auction Financing

Mortgage Solutions

F&M
TRUST



Rhetta Martin
Mortgage Originator
NMLS # 409257

717.261.3567
rhetta.martin@f-mtrust.com



fmtrustonline.com

Brittni Alexis Pereschuk
Mortgage Loan Originator

Office: 717-530-2514
Cell: 717-660-0450
Fax: 717-597-8251
bpereschuk@orrstown.com@orrstown.
com
NMLS# 1400678

308 Carolle Street
Greencastle, PA 17225



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BANK

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Jim Gullace

Loan Officer
NMLS ID: 532690

e: jgullace@firsthome.com
c: (240) 675-0865



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Tammy Meyers,
Loan Officer

o: 717.590.8009 | c: 717.658.6049
tmeyers@unionhomemortgage.com

946 Lincoln Way East | Suite 5
Chambersburg, PA 17201



Union Home Mortgage Corp. NMLS #2229
ID NMLS 145724 | PA 44747 | MD 13862

UNIONHOME
MORTGAGE



Real Estate Settlements

The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.

When details matter, choose a settlement agency you can trust. We offer exhaustive title examinations, seamless closings, iron-clad insurance, and post-settlement support.

APLUS
SETTLEMENT SERVICES, INC.

With 3 Locations to Better Serve Our Customers:

17A W. Baltimore Street, Greencastle, PA 17225 • 717 593-9300

263 Lincoln Way East, Chambersburg, PA 17201 • 717 753-3620

201 S. 2nd Street, McConnellsburg, PA 17233 • 717 485-9244

*To Speak to a Title
Professional Contact:*

Vicki Ott
Owner

Vicki.Ott@aplussettlementservices.com

www.partnerwithaplus.com



"An Attorney At Every Settlement"

Real Estate Settlement Services, Inc.

Clinton T. Barkdoll, Attorney/Title Agent
Susan E. Shetter, Title Agent

9 East Main Street
Waynesboro, PA 17268

Telephone 717-762-3374
Facsimile 717-762-3395
Email sue@kullalaw.com



Real Estate Settlements



Olde Towne Title

It's Not Just a Settlement – It's an Experience!

Our Mission is to provide outstanding and unparalleled service at a fair and reasonable price.

Olde Towne Title has created an experience that cannot be found anywhere else!

Olde Towne Title is conveniently located in Washington and Frederick Counties in order to serve our customers in Maryland and Pennsylvania. We are dedicated to providing service the Olde Fashioned Way. We are an owner-operated company, not a franchise office. Therefore, 100% of our time and attention is concentrated on you, the local community.

Where you have your settlement is your choice...Choose a Team of Professionals who have your best interest at heart...Choose Olde Towne Title.

Washington County ♦ 1025 Mt. Aetna Rd, Hagerstown, MD 21740 ♦ 301-739-1222 ♦ Hagerstown@ottrocks.com

Frederick County ♦ 5900 Frederick Crossing La., Frederick, MD 21704 ♦ 301-695-1880 ♦ Frederick@ottrocks.com



Buchanan Settlement Services, Ltd., Inc

Nathan C. Bonner
Settlement Agent

www.BuchananSettlements.com

2021 East Main Street
Waynesboro, PA 17268

Ph: 717.762.1415 X103
Ph: 717.263.5001 X103
Fax: 717.765.0172

Email: nathan@buchanansettlements.com



Real Estate Settlements

When it comes to your real estate closings and title insurance needs, don't settle for less than the best.

Settle with Madison.



Robin Mull
Partner/Owner

robin.mull@madisonsettlements.com



946 Lincoln Way East
Chambersburg, PA 17201
717.264.4534



Kristen Parr
Assistant Manager

kristen.parr@madisonsettlements.com

Behind the scenes. Ahead of the curve.



Lesa Davis



Licensed in MD, PA & WV
1185 Mount Aetna Road
Hagerstown, Maryland 21740
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ABOUT OUR COMPANY

Hurley Auctions is a full service, full time Auction Company with a well-trained staff ready to assist you in obtaining your sales goals. We are recognized as leaders in the auction industry, having successfully conducted hundreds of real estate and personal property auctions annually.

OUR MISSION

Hurley Auctions' mission is to provide the highest possible auction and appraisal services available. We do this through honesty, integrity, professionalism, and hard work. We are committed to treating each client with the utmost respect. We handle each auction professionally and to the best of our ability. Our success is measured by the ultimate satisfaction of all those whom we serve.



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