



PUBLIC SALE OF REAL ESTATE



3146 N Wynd Ave. Dover, PA 17315

Auction Date: Tuesday, July 22nd at 6:00PM

Open Houses:

Monday June 30th 6:00PM-7:00PM

Monday July 7th 6:00PM-7:00PM

For Complete Listing & Pictures Please Visit: reddingauction.com



REDDING AUCTION SERVICE INC.

Included Information

Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this beautiful well-maintained property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- Property Information
- Terms and Conditions
- Deed
- Aerial

If you have any questions, please do not hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941. We are looking forward to having you at the auction on **Tuesday July 22nd at 6:00PM**

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: If you are looking for a well maintained one-level living home in the Faire Wynd Community this one is for you! This 1327 Sqft EG Stoltzfus Model home built in 2014 has 2 Bedrooms and 2 Baths. This home encompasses wood flooring throughout and a beautiful kitchen with recently updated appliances. The residence also comes with an attached 2 car garage with pull down attic access. You don't want to miss this one!

This home has the following rooms with dimensions:

- **Family Room:** 12'x19' – Front Door Access, Wood Flooring, Bay Window, Access into Kitchen.
- **Kitchen:** 12'x12' – Wood Flooring, Built-in Cabinets, Ceramic Counter Tops, Whirlpool Refrigerator, GE Gas Stove, GE Microwave, Dishwasher, Center Island with Cabinets & Seating.
- **Dining Room:** 12'x17' – Wood Flooring, Gas Fired Fireplace, French Doors to Back Patio.
- **Primary Bedroom:** 12'x16' – Carpet Flooring, Large Window, Access to 5'x10' Walk in Closet & Full Bath.
- **Primary Bathroom:** 10'x8' – Laminate Flooring, Double Sink Vanity, Walk in Shower & Closet.
- **Bedroom #2:** 12'x12' – Carpet Flooring, Window, Closet.
- **Washer & Dryer Room:** 8'x6' – Laminate Flooring, Built in Shelf, GE Front Load Washer & GE Electric Dryer, Access to Garage.
- **Bathroom #2:** 5'x8' – Laminate Flooring, Single Sink Vanity, Walk in Shower.

Attached 2 Car Garage: 22'x20' - Cement Floor, Utility Closet with AO Smith Hot Water Heater, Pull Down Attic Access, Electric Panel, Access to Washer & Dryer Room.

Front Porch: 4'x13' – Cement Floor.

Back Patio: 10'x10' – Cement Floor, Weber Grill, Gas Hook Up.

This Property has the Following Features

- **Lot Sqft:** 5183
- **Township:** Dover
- **County:** York
- **Taxes Approx:** \$5136
- **School District:** Dover School District
- **Zoning:** Residential
- **HOA Fee:** \$95.00 per Month

Utilities:

- **Water:** Public
- **Sewer:** Public
- **Gas:** Public
- **Heating:** Forced Hot Air
- **Cooling:** Central Air
- **Parcel Number:** 240003600580000000

Terms: \$20,000.00 Down Payment due on the day of auction by the successful bidder. Property is being sold with a reserve. Settlement within 45 days. Property is being sold AS-IS. Announcements made on the day of the auction take precedence over all printed materials. NO BUYERS PREMIUM

- Closing location to be determined by the seller.
- Possession will take place at time of settlement.

Auction for: Virginia L. Oakes Estate

Attorney: Sharon Myers – CGA Law



REDDING AUCTION SERVICE INC.

Deed

34256

Prepared By:
Sharon E. Myers, Esquire
CGA Law Firm
135 N. George Street
York, PA 17401

Return To:
Morton W. Oakes
Virginia L. Oakes
3146 North Wynd Avenue
Dover, PA 17315

Parcel ID# 24-000-36-0058.00-00000
3146 North Wynd Avenue, Dover Township



THIS DEED,

MADE THE 25th day of August, in the year two thousand fourteen (2014)

BETWEEN

R
FAIRE WYND DEVELOPMENT, LLC, a limited liability company, organized and existing under the laws of the Commonwealth of Pennsylvania, as record owner **and** EG STOLTZFUS HOMES, L.L.C., R a limited liability company, organized and existing under the laws of the Commonwealth of Pennsylvania, as equitable owner,

GRANTOR

AND

E E-
MORTON W. OAKES and VIRGINIA L. OAKES, husband and wife, of York County Pennsylvania,

GRANTEE

WITNESSETH, that in consideration of One-hundred Seventy-five Thousand Four Hundred Ninety-one (\$175,491.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, their heirs and assigns,
ALL THAT CERTAIN Unit, being Unit No. 58 (the "Unit"), of Faire Wynd, A Planned Community (the "Community"), such Community being located in Dover Township, York

(C0569066/L)

Book 2290 Page 1798



REDDING AUCTION SERVICE INC.

Deed

County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Faire Wynd, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded as an exhibit thereto in the Office of the York County Recorder of Deeds in Record Book 1783, Page 3812, together with any and all amendments thereto.

TOGETHER with the undivided Allocated Interest appurtenant to the Units as more particularly set forth in the aforesaid Declaration, as last amended.

TOGETHER with the right to use any limited Common Elements appurtenant to the Units being conveyed herein, pursuant to the Declaration and Declaration Plats and Plans, as last amended.

UNDER AND SUBJECT to the Declaration; to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the York County Recorder of Deeds' Office; and to matters which a physical inspection or survey of the Units and Common Elements would disclose.

THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agrees to pay such charges for maintenance, repair, replacement and other expenses in connection with the Common Elements, as may be assessed against him, her, them, it, or against the said Units, from time to time by the Executive Board of Faire Wynd Homeowners' Association, Inc. in accordance with the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. 5101 et seq. (the "Act"), and further covenants and agrees that the Units conveyed by this deed shall be subject to a lien for all amounts so assessed, except insofar as Section 5407(c) of the Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the Units hereby conveyed and all subsequent owners thereof.

IT BEING part of the same premises which Faire Wynd Associates, L.P., a Pennsylvania limited partnership, by Deed dated July 24, 2008 and recorded October 20, 2008 in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Book 1990, Page 1759, granted and conveyed unto Faire Wynd Development, LLC, who is being joined by EG Stoltzfus Homes, L.L.C., as equitable owner, to convey any right, title and interest it may have in the property, collectively the Grantor herein.

AND the said Grantor will **SPECIALY WARRANT AND FOREVER DEFEND**, the property hereby conveyed.

19080964/L1



REDDING AUCTION SERVICE INC.

Deed

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal, the day and year first above-written.

Attest:

Faire Wynd Development, LLC

Constance L. Campbell

By: [Signature]

Name: Chad M. Stoltzfus

Title: Member

Attest:

EG Stoltzfus Homes, L.L.C., by its
Managing Member, ELAM G.
STOLTZFUS, JR., INC.

Constance L. Campbell

By: [Signature]

Name: Chad M. Stoltzfus

Title: Vice President

COMMONWEALTH OF PENNSYLVANIA :

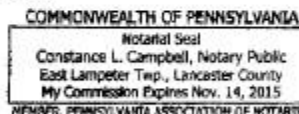
COUNTY OF Lancaster : SS.
:

On this, the 25th day of August, 2014, before me, the undersigned officer, personally appeared Chad M. Stoltzfus, who acknowledged himself to be Member of **Faire Wynd Development, LLC**, a Pennsylvania limited liability company, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Constance L. Campbell
Notary Public

My Commission Expires: 11-14-15



COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Lancaster : SS.
:

(30868004/1)



REDDING AUCTION SERVICE INC.

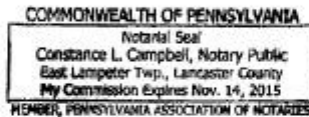
Deed

On this, the 25th day of August, 2014, before me, the undersigned officer, personally appeared Chad M. Stoltzfus, who acknowledged himself to be Vice President of Elam G. Stoltzfus, Jr., Inc., the Managing Member of **EG Stoltzfus Homes, L.L.C.**, a Pennsylvania limited liability company, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Constance L. Campbell
Notary Public

My Commission Expires: 11-14-15



CERTIFICATE OF RESIDENCE

I hereby certify the precise residence of the Grantee herein is as follows: 3146 North Wynd Ave.
Dover, PA 17315

[Signature]
Attorney for Grantee

100#68044711



REDDING AUCTION SERVICE INC.

Aerial

Parcel - 240003600580000000



Owner - OAKES MORTON W & VIRGINIA L
Property Address - 3146 NORTH WYND AVE
Tax Municipality - Dover Twp
School District - Dover School District
Class - Residential
Land Use - R - One Story House
Acres - 0.119
Assessed Land Value - \$ 32,930
Assessed Building Value - \$ 123,620
Assessed Total Value - \$ 156,550
Sale Date - Aug. 28, 2014
Sale Price - \$ 175,491
Deed Book - 2290, Page 1798

Layers should not be used at
scales larger than 1:2400
(Note: Distortion will occur
at scales 1" = below 200 Ft.)

Mapping Provided by
YCPC
YORK COUNTY
PLANNING COMMISSION

0 50
Feet
1 inch = 50 ft 1:600

Legend

- Selected Parcel
- Parcels
- Municipal Boundary

Aerial Photography - 2024

Last Updated: 12/26/2024

Inset Map



Disclaimer:
The York County Planning Commission provides this
Geographic Information System map and/or data solely for
the "User" as a public information service. The Data is not a
legally recorded plan, survey, official tax map, or engineering
document and should be used for only general information.
Responsible effort has been made to ensure that the Data is
correct, however, the Commission does not guarantee its
accuracy, completeness, timeliness. The Commission shall not be
liable for any damages that may arise from the use of the Data."



ABOUT US

Let our Family serve your Family

Founded in 1970, Redding Auction Service, Inc., is a full-service auction company that is well known for its established reputation in the auction community. Redding Auction Service, Inc. maintains the highest standards in customer service along with continued commitment to providing their customers with a fair and honest auction experience. Redding Auction Service, Inc. is a family owned and operated company with over 127 years combining auction, appraisal, and sales experience. Their knowledgeable, professional staff pride themselves on their commitment to customer satisfaction and gaining the greatest return on your investments. They work hard to ensure that both buyers and sellers have a positive auction experience.

Redding Auction Service, Inc. handles entire estate inventories or can accept single items and small collections to include in a multi-owner auction. The staff at Redding Auction Service, Inc. performs each facet of the sale from inventory to appraisals, promotion of the sale, through conducting the auction with their skilled auctioneers. Redding Auction Service, Inc. is a full-service auction company with proven results. Personal involvement every step of the way will give you a smooth and organized auction. Our knowledgeable and experienced staff can handle large or small sales, estate liquidations, as well as real estate property sales.

If you want professional services at fair rates call Redding Auction Service Inc. today!

PA License # AU003819-L

