



## ***NO RESERVE! - REAL ESTATE AUCTION***



**480 Lincoln Way East Chambersburg, PA 17201**

**Auction Date: Monday March 9<sup>th</sup>, at 11:00AM**

*For Complete Listing & Pictures Please Visit: [reddingauction.com](http://reddingauction.com)*



REDDING AUCTION SERVICE INC.

## *Included Information*

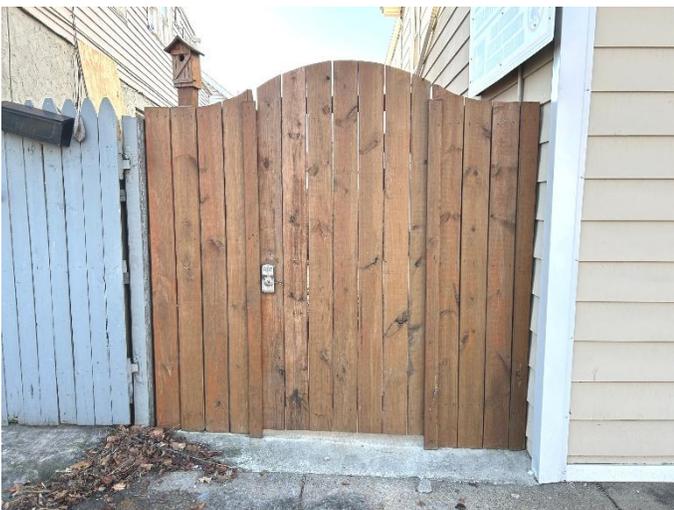
Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this 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
- Methods of Payment
- How to Buy

If you have any questions, please don't hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941 anytime. We are looking forward to having you at the auction on **Monday March 9<sup>th</sup>, 2026.**

Thank you,  
Redding Auction Service





REDDING AUCTION SERVICE INC.

## General Information

**General Information:** If you are looking for a home with solid bones and lots of opportunity for investment, this is the home for you! Located conveniently in the Chambersburg borough, this home has a new roof, new windows, and is currently under construction. With some work, attention, and creativity, this home has the potential to be exactly what you are looking for!

### This Property has the Following Features

- **Acreage:** 0.04
- **Road Frontage From:** Lincoln Way East
- **Borough:** Chambersburg
- **County:** Franklin
- **School District:** Chambersburg Area School District
- **Zoning:** Contact Chambersburg Borough

### Utilities:

- **Water:** Public
- **Sewer:** Public
- **Gas:** Public
- **Heating:** N/A
- **Cooling:** N/A
- **Parcel Number:** 03-1E03.-154.-000000

**Terms:** \$2,000.00 Down Payment in certified funds due on the day of auction by the successful bidder. Property is being sold ABSOLUTE. 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:** Jeffrey D Richards

**Attorney:** John Murphy





# Deed

File No. B-7946

Parcel ID No. 03-1E03.-154.-000000

This Deed, made the 10<sup>th</sup> day of January, 2018,

### Between

NAOMI R. PUGH, **unmarried**, of Greencastle, Franklin County, Pennsylvania;  
(hereinafter called the Grantor), of the one part, and

JEFFREY D. RICHARDS, of Ortanna, Adams County, Pennsylvania;  
(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Twelve Thousand Five Hundred And 00/100 Dollars (\$12,500.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner;

**ALL** the following tract of real estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron pin at the southern edge of the south sidewalk of Lincoln Way East, which pin is located at a distance of 4 feet 3 inches west of the northwestern corner of the building on lands now or formerly of Pennsy No. 12 Limited Partnership; thence by said lands now or formerly of Pennsy No. 12 Limited Partnership, South 23 degrees 18 minutes West 54.6 feet to an iron pin; thence by lands now or formerly of John S. Miller, et al., North 69 degrees 45 minutes West 26.3 feet to an iron pin; thence by lands now or formerly of George H. and Christine M. Pensinger, North 11 degrees 22 minutes East 60.3 feet to an iron pin at the southern edge of the south sidewalk of Lincoln Way East; thence by the same, South 62 degrees 50 minutes East 37 feet to an iron pin, the place of **BEGINNING** as per the draft of land recorded in Franklin County Deed Book Volume 463, Page 722.

**KNOWN** as 480 Lincoln Way East, Chambersburg, PA 17201.

**BEING** the same real estate conveyed to Naomi R. Pugh, by deed of PDS Coin and Stamp Exchange, Inc., dated November 29, 2017, and recorded in the Office of the recorder of Deeds of Franklin County, Pennsylvania, at Instrument No. 2017-23902.





REDDING AUCTION SERVICE INC.

# Aerial





REDDING AUCTION SERVICE INC.

## ***Down Payment (EMD)***

### **Acceptable Methods of Payment**

1. ***Cash***
2. ***Certified or Cashier's Check*** payable to **Apple Leaf Abstracting**
3. ***Personal Check***, accompanied by a ***Bank Letter of Guarantee***, letter must read as below and be signed by an officer of the bank.

#### ***Example Bank Letter of Guarantee:***

Date: (Date of Letter)

To: Redding Auction Service, Inc.  
1085 Table Rock Road  
Gettysburg, PA 17325

RE: (Full name of Customer requesting letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$2,000.00

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

This Guarantee will apply only to Redding Auction Service for purchases made on (Date of Sale) only.

Sincerely,

Name of Officer  
Title  
Bank & Location  
Office Phone #



## ***How to Buy***

### **Buying Real Estate at auction is EASY!**

- Do your homework! Inspect the property and review the information packet before bidding!
- What does the term “Reserve” mean? When a reserve auction takes place, the auctioneer will submit the highest and best bid to the seller. The seller at that time has the right to accept or reject that bid.
- What does the term “Absolute” mean? When an absolute auction takes place the highest and best bid will be the winner regardless of the price.
- Do I need to pre-qualify? No, we do not require you to pre-qualify to bid at our auction. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The Deposit that you make on auction day is non-refundable.
- You will need a down payment as stated in the terms of this packet and the auction.
- The auction will begin at the scheduled time. You should arrive at least 30 minutes early to register (get a bid number). You will need your drivers license or another form of photo ID.
- When the auction 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 \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction 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. 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.



REDDING AUCTION SERVICE INC.

## 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

