



PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property with improvements thereon located at **2149 Old Forde Way, Lansdale, PA 19446, in the Township of Towamencin, County of Montgomery, State of Pennsylvania, Tax Identification Number 53-00-05776-003** in accordance with Alderfer Auction's Bidder Terms and Conditions and additional terms listed below.

1. Purchaser(s): _____
Purchaser's Mailing Address: _____

Telephone Number: _____ Email: _____

2. Seller(s): Mark H. Anuskiewicz and Joy D. Hoffer
Seller's Mailing Address: _____

3. Property Address: 2149 Old Forde Way, Lansdale, PA 19446

4. Tax Identification Number: 53-00-05776-003

5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)

Auction Hammer Price: \$ _____

Buyer's Premium (6%): \$ _____

Total Sale Price: \$ _____

6. Deposit of Thirty Thousand Dollars (\$30,000) in cash, certified or wired funds.

7. Settlement to occur on or before: September 12, 2024

8. The foregoing Conditions of Sale shall be taken and considered as the terms of agreement for the sale and purchase, respectively.

WITNESS, this day, August 1, 2024,

_____ SELLER _____ BUYER
Mark H. Anuskiewicz

_____ SELLER _____ BUYER
Joy D. Hoffer

_____ WITNESS