

Home Phone, Area Code

Office Phone, Area Code

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## AGREEMENT OF SALE

Settery the requester statust at	THIS AGREEMENT made this <b>17th day of July, 2025</b> between	(hereinafter referred to as "Seller(s)")	
1. Phi HGH BID for east property shall be the strut of	and	(hereinafter referred to as "Buyer(s)"). that Seller(s) agree(s) to sell and Buyer(s) agree(s) to buy	
(a) Purchaser planningspect parts that Purchases Plane rockes as Bayer's Permittin d'' is to paid by Purchases(); s' is to paid by Purchases(); s' is to paid by Purchases(); s' is the paid by Purchases(); s	Seller(s) the premises situated at <u>100 Chamber Plaza Charleroi, PA 1502</u>	<b>22</b> upon the following mutual terms, covenants, and conditions:	
() The DEPOSIT of 10% () DOLLARS is due the day of the action, which sate sum shall be rearred in eastrone by FORTMA AUCTIONEERS statisticated in the state of the state the state of the state of the state of the state of the	<ol> <li>The HIGH BID for said property shall be the sum of \$</li></ol>		
intermet         (a)	(b) TOTAL PURCHASE PRICE (High Bid + Buyer's Premium) \$		
a settement b set	(),	day of the auction, which said sum shall be retained in escrow by FORTNA AUCTIONEERS until	
1. The to the alloweak property shall be conveyed by SPECIAL, warranty deed and Seler(s) hereby spree(s) that a this hall be good and marketable and such as is namelia at lateral and the selected property shall be converyed in the selected of the senere of this agreement, the selected by multial correct of the pretex is marking. 1. A later testing the selected of the senere of this agreement, these settered by multial correct of the pretex is marking. 1. A later testing the selected of the senere of this agreement, these settered by multial correct of the pretex is marking. 1. A later testing the selected of the senere of this agreement, these settered by multial correct of the pretex is marking. 1. A later testing the selected of the senere of this agreement, these settered by multial correct of the pretex is proved and the settere of the senere of the senere of the settere of the senere of the settere of the senere of the senere of the settere of th		(\$) DOLLARS, payable by cash or certified check at the time of	
<pre>y at the number company loanse in Parmayhemis. The to said property shale the feer of dail loss and numberake, but subject number variating restrictions, status, and interpretating numbers by any constatute public authorty.</pre> 1. A relicitance, time shall be of the assence of this agreement, urises controled by mulai concert of the parties in writing. 3. All functions, latering in the task, and other such charges all by explositions who the special data way and a larges and other parties in or on the parties have, and place and place with the soft of the special data way and the special data way	<ol> <li>Settlement shall be held within 45_days from the date hereof in the office of the Recorde</li> </ol>	er of Deeds of Washington County, or at such other place as the parties mutually agree upon.	
A near Edeta taxe, differ, had oil in the tark, and other such drages shall be apportioned between the parties, pro-refs, as of the date of settlement. All really transfer taxes for the state of the minimum terms of years governmental budy shall be paid by the buey(s). A All princing handward property is the governmental budy shall be paid by the buey(s). Comparison of property is being used in the set as a construct. In this set as any procession shall be governmental budy (shall be paid) the set as any procession shall be governmental budy (shall be paid) the set as any procession shall be governmental budy (shall be paid) the set as any procession shall be governmental budy (shall be paid) the paid of the set as any procession shall be governmental budy (shall be paid) the paid of the set as any procession shall be governmental budy (shall be paid) the paid of the paid).  A procession shall be property, extracted shall be paid by the set of the Day (shall be paid) the paid of the pai	by a title insurance company licensed to do business in Pennsylvania. Title to said property	shall be free and clear of all liens and encumbrances, but subject to currently existing restrictions,	
Perseysional imposed by any governmental body shall be paid by the Buyers). 4. Algundbay, head, and highing function, and guiden guiden with activation threads and brain, and animigs. Tany, loghther with activation threads and brain gas and there, and all trees, and all trees, and plans for our on the parentees therein interded to be provide uses associated by accessing the states of the setting of the setti	4. In all instances, time shall be of the essence of this agreement, unless extended by mutu	al consent of the parties in writing.	
Versitae hinks, and awnings, farry, together with suid other personal property specifically, lisids herein, and all trees, shubblery and plants own in or on the pornies herein interneted to be more proved unless specifically excepted in this genere met are included in this sele and provides price and shall be born the property of Byrer(1) at the time of selfermant with the the solar(5). The deed shall be priven to Bbyre(1), and, if the premises are transfed, than to be subject to said transary. 1. The deed shall be privent, alternovidged, and records at the expense of the Billyre(1). All the searches, this insurance, and usual conveyance spectrases shall be paid by the Bbyre(1) from of halp pay tho cost. 1. Any cost of amage of the property cancer of the second by the scatcular, or loss commonly occurred by the scatcular transactular transactular on the date of this generate and the date of setternet, shall not, in any way void or impair any of the conditions or obligations hereof. Selfer(s) shall maintain assign for and extended coverage of homeowork by the second barry of the statement, byre(1) fractions and property specifically scheduled therein in Bill present condition, normal were and the date of setternet. Shall not, in any way void or impair any of the conditions or obligations hereof. Selfer(s) shall maintain assign and presents and presents and presents and the date of setternet. Shall not, in any yees shall present all move by units in accessary to eliminate dictes in filter or property is shall have the option of taxing such the assign shall be repaid and not units the setternet transactular trans as the filter of the schedule transactular trans and the date of setternet and be added to be added coverage of homeowork by the of the particle shall have the obligation and presents and the schedule of besidens in the setternet without any present and the obligation of the schedule and the schedule of the schedule and the schedule of the schedule and thave the schedule and the schedule of the	5. Real Estate taxes, utilities, fuel oil in the tank, and other such charges shall be apportioned Pennsylvania imposed by any governmental body shall be paid by the Buyer(s).	ed between the parties, pro-rata, as of the date of settlement. All realty transfer taxes for the state of	
The dead shall be prepared, advowledged, and recorded at the expense of the Buyer(s). All title searches, title insurance, and usual conveyance expenses shall be paid by the Buyer(s) and if a unray should be required, the Suyer(s) theref shall any the cost.     Any loss of dimanses to the property cancel by the property cancel by the source or collaptions hered. Seler(s) shall maintain we property of the conditions or collaptions hered. Seler(s) shall maintain must be add premises at hisher/ther invest in the said premises at hisher/ther invest invest in the said premises at hisher/ther invest in the said premises at hisher/ther invest in	6. All plumbing, heating, and lighting fixtures, and systems appurtenant thereto, and forming a part thereof, as well as all ranges and other permanent fixtures, together with screens, shades, Venetian blinds, and awnings, if any, together with such other personal property specifically, listed herein, and all trees, shrubbery, and plants now in or on the premises herein intended to be conveyed unless specifically excepted in this agreement, are included in this sale and purchase price and shall become the property of Buyer(s) at the time of settlement without further documentation. All personal property is being sold in its "as is" condition. The following items are specifically included in the sale:		
avery loss of damage to the property caused by fine, casualty, or loss commonly ownered by the extended coverage indicamentation existing files and examples, between the date of this generatical and the date of this introduced average indicamentation to the control of the co	7. Possessions shall remain with the Seller(s) until the time of settlement, at which time pos	session shall be given to Buyer(s), and, if the premises are tenanted, than to be subject to said tenancy.	
greenent and the date of settiment, shall not, in any way, vide or impair any of the conditions or obligations here?. Setter(s) shall maintain existing fire and extended coverage of homeowork by greeness. Setter(s) shall maintain the property and any personal property specifically scheduled herein in its present condition, mean lever and test accepted. I.O. In the event Setter(s) share unable to give and marketeness process hall be instructed as property specifically scheduled herein in its present condition, mean lever and test accepted. I.O. In the event Setter(s) share unable to give and marketeness process hall be notuced as process process and a schedule of the langest setter of the parties herein. The data of the langest setter of the parties herein. The data of the langest setter of the parties herein. The data of the langest setter of the parties herein. The data of the langest setter is a set of the data of	<ol> <li>8. The deed shall be prepared, acknowledged, and recorded at the expense of the Buyer(s). All title searches, title insurance, and usual conveyance expenses shall be paid by the Buyer(s) and, if a survey should be required, the Buyer(s) thereof shall pay the cost.</li> <li>9. Any loss of damage to the property caused by fire, casualty, or loss commonly covered by the extended coverage endorsements or reputable insurance companies, between the date of this agreement and the date of settlement, shall not, in any way, void or impair any of the conditions or obligations hereof. Seller(s) shall maintain existing fire and extended coverage of homeowner's type insurance policies, if any, until the time of final settlement. Buyer(s) is/are hereby notified that it is his/her/their responsibility to insure his/her/their interest in the said premises at his/her/their own cost and expense. Seller(s) shall maintain the property and any personal property specifically scheduled herein in its present condition, normal wear and tear accepted.</li> </ol>		
bobe. Byser(s) shall have the option of taking such this as Saler(s) can provide, in which case she purchase price, and in such event, there shall be no further liability or obligation by ther of the parties hereunder and this agreement shall beyre(s) shall be toget and a more spat on account of the purchase price, and in such event, there shall be no further liability or obligation by ther of the parties hereunder and this agreement shall beyre(s) and be prices and in such event, there shall be no further liability or obligation by there of the parties hereunder and this agreement shall beyre(s) in account of the purchase prices and the parties hereunder and this agreement to fail and by the Buyer(s) on account of the purchase prices and the parties hereunder and this agreement to fail and parties by the Buyer(s) on account of the purchase prices and the prices and the sales price is the strain that of the original greement, the ding parties by the Buyer(s) in account of the purchase prices and the prices agreement the advect the prices prices and the sales price is the strain that of the original greement, the advect the strain the prices and the sales price is a manner which does not violate the current zoning law. 12. Seller(s) hareby warrant(s) that heldshifts have reacised on onobic of violation of any zoning ordinance or other governmental law or regulation with respect to the advect this agreement shall be the responsibility of Buyer(s). 14. Property is being used 'as-is' without any representation matrix is agreement shall be paid by Seller(s) or Seller(s) shall make allowance for such payment at the time of settlement. 15. Is understoad and agreed there for any hyper cegulated by Buyer(s) without will no rous and payment (PERTINA AUCTIONEERS is acting as agent only and shall in no case whatsoever be held liable by either party for the performance of any term or ovenant of his agreement toring in the same of a secure dagin of the same of the courted again of the fay and ononstru			
and all sums paid by the Buyer(s) on account of the purchase price shall be forfleted. The seller may also have the legal right to pursue legal actions for damages beyond the deposit money: such damages would nucled auction company commissions, advertising, markeling, attorney fees, etc. If the property is offered again for sale and the sales price is less than that of the original spreement, the original buyer will be responsible for damages. 21. Seller(s) hereby warrant(s) that hels/he/they have received no notice of violation of any zoning ordinance or other governmental law or regulation with respect to the dato eff this agreement shall be paid by Seller(s) or Seller(s) shall make allowance for such payment at the time of settlement. Assessments for improvements commenced prior to the date of this agreement shall be paid by Seller(s) or Seller(s) shall make allowance insect infestation, building, structural, electrical, hubming, heating, or any inspections drary top erquired by Buyer(s) or Suyer(s) financial institution will not void or impair the agreement. This agreement is NOT contingent on any of the foremationed items and the results will not void or impair this agreement or damages for nonperformance thereof. 15. It is understood and agreed that FORTNA AUCTIONEERS is acting as agent only and shall in no case whatsoever be held liable by either party for the performance of any term or covenant of the gareement more contains the whole agreement of announcement or representation made by the Seler(s) and/or FORTNA AUCTIONEERS. 17. This agreement evolution the whole agreement belien Seler(s) and Buyer(s), and there are not other terms, obligations, covenants, representations, statements, or conditions, oral or she or on local gareement between Seler(s) and Buyer(s), and there are not other terms, obligations, covenants, representations, statements, or conditions, oral or she or obleage greement any and all disputes (admines of the courceise as ing buyer(s) without the prior written consunts in the whole ag	10. In the event Seller(s) is/are unable to give and marketable title or such as will be insured by a title insurance company licensed to do business in Pennsylvania at standard rates, as set forth above, Buyer(s) shall have the option of taking such title as Seller(s) can provide, in which case the purchase price shall be reduced by the amount which is necessary to eliminate defects in title, or, of declaring the agreement null and void, in which case Buyer(s) shall be repaid all monies paid on account of the purchase price, and in such event, there shall be no further liability or obligation by either of the parties hereunder and this agreement shall become null and void.		
property is being used in a manner which does not violate the current zoning law.         13. Assessments for improvements commenced prior to the date of this agreement shall be paid by Seller(s) or Seller(s) shall make allowance for such payment at the time of settlement.         Assessments for improvements commenced after the date of this agreement shall be the responsibility of Buyer(s).         I.4. Property is being sold "as-is" without any representation or waranties of any kind. Any radon, water, septic, lead paint, hazardous substance, insect infestation, building, structural, electrical, building, or any inspections of any type required by Buyer(s) or Buyer(s) financial institution will not void or impair this agreement. This agreement. This agreement is NOT contingent on any of the storementioned items and the results will not void or impair this agreement.         15. I is understood and agreed that FORTNA AUCTIONEERS is acting as agent only and shall in no case whatsoever be held liable by either party for the performance of any term or covenant of his agreement for damages for nonperformance thereod.         16. Buyer(s) acknowledge(s) that helshel/they has/have inspected the premises prior to the time of suction and before signing the agreement and enters this agreement to purchase as a result of axia divertisement of announcement or representation made by the Seller(s) and/or FORTNA AUCTIONEERS.         17. This agreement may not be assigned by Buyer(s) and Buyer(s), and there are not other terms, obligations, covenants, representations, statements, or conditions, oral or thewas of another jurisdiction. The parties agree that any and all disputes, daims, or controversies ansign out or relating to this agreement that are not resolved by their mutual agreement shall be subject to the exclusive venue and jurisdicti	and all sums paid by the Buyer(s) on account of the purchase price shall be forfeited. The se	Iler may also have the legal right to pursue legal actions for damages beyond the deposit money; such	
Assessments for improvements commenced after the date of this agreement shall be the responsibility of Buyer(s).         14. Property is being sold "as-is" without any representation or warranties of any kind. Any radon, water, septic, lead paint, hazardous substance, insect infestation, building, structural, electrical, blumbing, heating, or any inspections of any type required by Buyer(s) financial institution will not void or impair the agreement. This agreement is NOT contingent on any of the differementioned items and the results will not void or impair the agreement.         15. It is understood and agreed that FORTNA AUCTIONEERS is acting as agent only and shall in no case whatsoever be held liable by either party for the performance of any term or covenant of finis agreement for damages for nonperformance thereof.         16. Buyer(s) acknowledge(s) that he/shel/they has/have inspected the premises prior to the time of auction and before signing the agreement and enters this agreement to purchase as a result of aid inspection and not as a result of any advertisement of announcement or representation made by the Seller(s).         17. This agreement may not be assigned by Buyer(s) without the prior written consent of Seller(s).         18. This agreement shall be governed by, and construed in accordance with the laws of the Commonwealth of Pennsylvania, without regard to the conflict of laws that direct the application of the avain any and all disputes, claims, or controversies arising out of or relating to this agreement shall be binding on the parties hereto, their executors, administrators, successors, and assigns.         19. This agreement shall be binding on the parties hereto, their executors, administrators, successors, and assigns.       SELLER(S):         19. This agreement sh	12. Seller(s) hereby warrant(s) that he/she/they have received no notice of violation of any zoning ordinance or other governmental law or regulation with respect to the aforesaid premises and the property is being used in a manner which does not violate the current zoning law.		
Journbing, heating, or any inspections of any type required by Buyer(s) or Buyer(s) financial institution will not void or impair this agreement.         15. It is understood and agreed that FORTNA AUCTIONEERS is acting as agent only and shall in no case whatsoever be held liable by either party for the performance of any term or covenant of his agreement for damages for nonperformance thereof.         16. Buyer(s) acknowledge(s) that he/she/they has/have inspected the premises prior to the time of auction and before signing the agreement and enters this agreement to purchase as a result of and participand of any tope assigned by Buyer(s) without the prior written consent of Seller(s).         17. This agreement may not be assigned by Buyer(s) and Buyer(s), and there are not other terms, obligations, covenants, representations, statements, or conditions, oral or otherwards of any kind whatsever.         19. This agreement shall be governed by, and construed in accordance with the laws of the Commonwealth of Pennsylvania, without regard to the conflict of laws that direct the application of the aws of another jurisdiction. The parties agree that any and all disputes, claims, or controversies arising out of or relating to this agreement that are not resolved by their mutual agreement shall be binding on the parties hereto, their executors, administrators, successors, and assigns.         BUYER(S):       SELLER(S):         Address:       Address:			
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said inspection and not as a result of any advertisement of announcement or representation made by the Seller(s) and/or FORTNA AUCTIONEERS.          17. This agreement may not be assigned by Buyer(s) without the prior written consent of Seller(s).         18. This agreement contains the whole agreement between Seller(s) and Buyer(s), and there are not other terms, obligations, covenants, representations, statements, or conditions, oral or otherwise, of any kind whatsoever.         19. This agreement shall be governed by, and construed in accordance with the laws of the Commonwealth of Pennsylvania, without regard to the conflict of laws that direct the application of the aws of another jurisdiction. The parties agree that any and all disputes, claims, or controversies arising out of or relating to this agreement that are not resolved by their mutual agreement shall be subject to the exclusive venue and jurisdiction of the Court of Common Pleas of Lebanon County or the Magisterial District Court having jurisdiction in Lebanon County, Pennsylvania.         20. This agreement shall be binding on the parties hereto, their executors, administrators, successors, and assigns.         BUYER(S):       SELLER(S):         Address:       Address:	15. It is understood and agreed that FORTNA AUCTIONEERS is acting as agent only and s this agreement for damages for nonperformance thereof.	shall in no case whatsoever be held liable by either party for the performance of any term or covenant of	
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Address: Address:	20. This agreement shall be binding on the parties hereto, their executors, administra	ators, successors, and assigns.	
	BUYER(S):	SELLER(S):	
	Address:	Address:	
	Zip Code	Zip Code	

Accepted by: Michael Fortna DBA Fortna Auctioneers

By: