



**BRIAN BURKE**  
AUCTIONS

# Online Only Real Estate Auction

Bid now thru: Sunday, June 14th at 6pm

**OPEN HOUSE**

Thursday, May 14th 5-6pm  
Sunday, May 24th 2-3pm  
Saturday, June 6th 10-11am



**139 Billings Mill Road, Tunhannock, PA 18657**

**Ranch Home on 3.78+/- Acres - Quiet Setting Close to Town!**

3 Bedrooms • 2 Bath • Bonus Rooms • 2-Car Garage • Shop/Shed  
Perfect for hobbies, home business, or extra space!

- New Roof (2020)
- Septic Cleaned (4/2026)
- Private Well & Septic
- Gas, Electric & Wood Heat

Real Estate Terms: 5% Buyer's Premium/ \$15,000 deposit due at conclusion of bidding  
Broker participation available & encouraged. Please contact us at [info@BrianBurkeAuctions.com](mailto:info@BrianBurkeAuctions.com) for further details.



138 Trail Road  
Meshoppen, PA 18630

570-767-2278

[Info@BrianBurkeAuctions.com](mailto:Info@BrianBurkeAuctions.com)  
[www.BrianBurkeAuctions.com](http://www.BrianBurkeAuctions.com)  
Brian Burke, Auctioneer- AU-003255L



**Open House:** Thursday, May 14th 5-6pm \* Sunday, May 24th 2-3pm \* Saturday, June 6th 10-11am

**Date/Time:** Bid now through Sunday, June 14th at 6pm at [www.BrianBurkeAuctions.com](http://www.BrianBurkeAuctions.com)

**Real Estate Overview:**

Get ready to bid on this exciting opportunity to own a versatile country property just minutes from town! This 3 bedroom, 2 bath ranch home offers the perfect mix of comfort, functionality, and room to make it your own.

Step inside to find a spacious layout featuring a living room, dining room, eat-in kitchen, plus TWO bonus rooms—perfect for a home office, studio, gym, or whatever fits your lifestyle!

Outside, the value continues with a paved driveway, 2-car garage, and a detached shed previously used as an antique shop—ideal for a small business, workshop, or extra storage.

3.78± acres in a quiet setting—enjoy peace and privacy while still being close to shopping and dining!

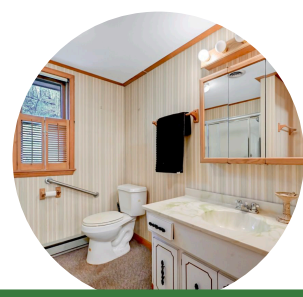
**Property Highlights:**

- New Roof (2020)
- Septic Recently Cleaned (April 2026)
- Private Well & Septic
- Multiple Heat Sources (Gas, Electric, Wood)
- Same family ownership since 1982

Properties with this much flexibility and potential don't come along often—show up, get registered, and **BID TO WIN!**

**Water Source:** Private **Septic:** Private **Heat:** Electric, Gas & Propane **Acres:** 3.78+/- **County:** Wyoming  
**Township/Borough/City:** Tunkhannock Twp **Tax Map:** 26-058.0-105-00-00-00  
**Total Taxes:** Approx. \$ 3,278 **School District:** Tunkhannock Area School District

Real Estate Terms: \$15,000 deposit due at conclusion of bidding day of auction. 5% Buyers premium will be added to the final bid price. Announcements day of Auction supersede any advertising and/or all printed material.



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## **REGISTERING FOR AN AUCTION IS EASY! Join the Action at Brian Burke Auctions! Visit [www.brianburkeauctions.com](http://www.brianburkeauctions.com)**

### **How to Register for an Auction:**

#### **Step 1: Visit the Website**

Go to [www.brianburkeauctions.com](http://www.brianburkeauctions.com) on your computer or mobile device.

#### **Step 2: Create an Account**

Click on the “Register” or “Sign Up” button at the top of the page.

Fill in your personal details including your name, email, and contact info.

Set a secure password.

#### **Step 3: Verify Your Email**

Check your inbox for a confirmation email.

Click the verification link to activate your account.

#### **Step 4: Register for the Auction**

Browse the list of upcoming auctions.

Click on the one you’re interested in.

Hit “Register to Bid” and accept the terms & conditions.

#### **Step 5: Submit Any Required Info**

Some auctions may require credit card verification or a bidder deposit and/or agree to terms of auction

Follow the on-screen prompts to complete any additional steps.

#### **Step 6: Start Bidding!**

Once approved, you’re ready to place your bids and join the excitement!

### **Need Help? Have questions or need assistance?**

Contact us at: [info@brianburkeauctions.com](mailto:info@brianburkeauctions.com)

Or call: 570-767-2278

[www.brianburkeauctions.com](http://www.brianburkeauctions.com)





Dear Potential Buyer,

Brian Burke Auctions is grateful to have been selected to offer you this property. For your convenience, we've enclosed the following information.

- Property Information
- How to buy Real Estate at Auction (Below)
- Aerial View
- Assessment Card
- Deed
- Sample Purchase Agreement
- Sellers Disclosure

Please do not hesitate to ask questions or call us.

Thank you,  
Brian Burke Auctions Staff

#### Disclaimer & Absence of Warranties

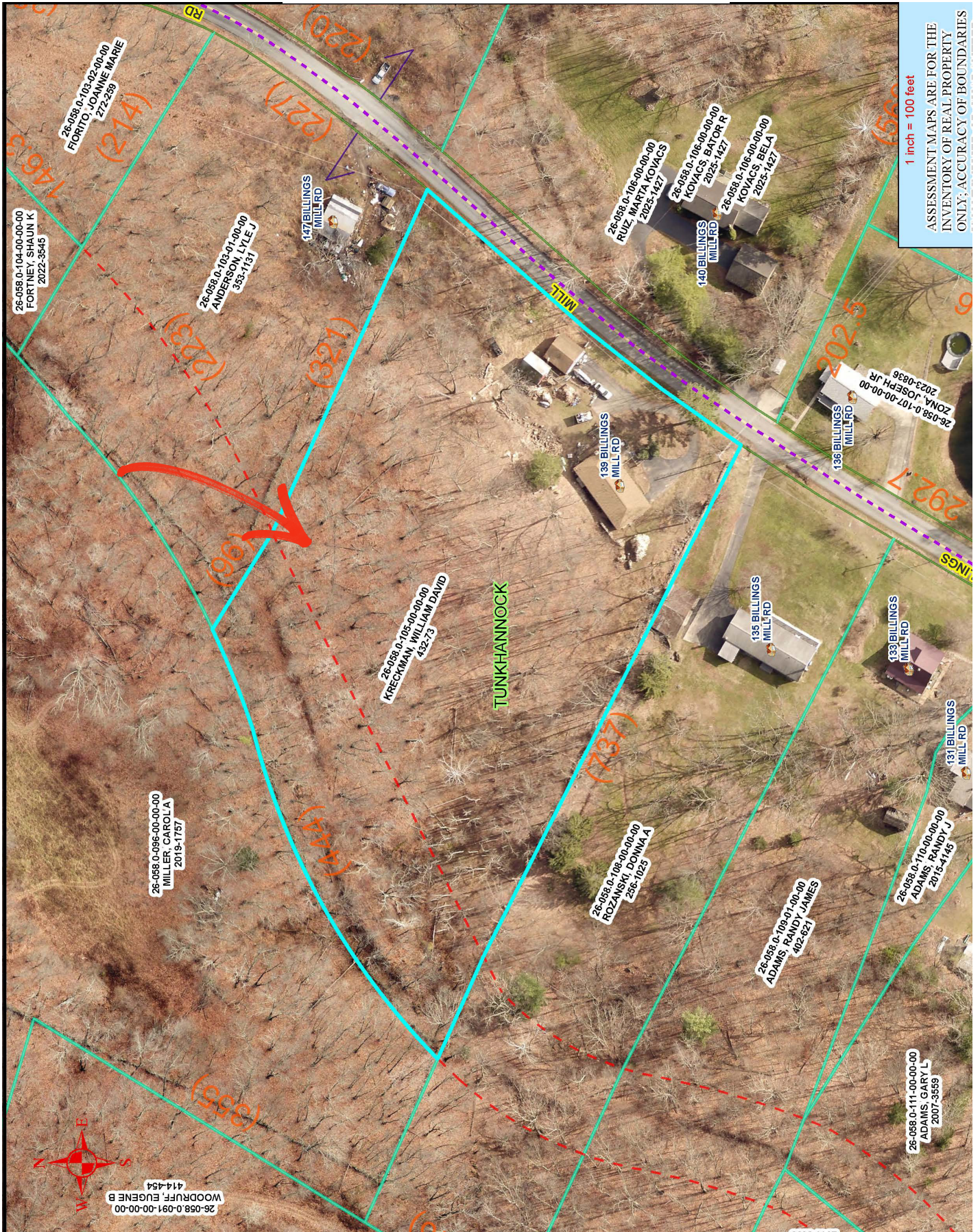
All information contained in this packet & all related materials are subject to the terms & conditions outlines in the purchase agreement. Information contained in advertisements, information packet, estimated acreages and marked boundaries are based upon the best information available to Brian Burke Auctions at the time of preparation and may not be exact information on the property. Each prospective buyer is responsible for conducting their own independent inspection, investigations, and inquiries pertaining to the real estate prior to auction. No liability for its accuracy, errors or omissions is assumed by seller or Brian Burke Auctions.

#### **Buying Real Estate at auction is easy and great way to buy real estate.**

We are dedicated to providing the best possible experience for our buyers.

- Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- 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.
- Down payment as described in the property information section is due and payable at the conclusion of bidding on day of auction.
- The auction will begin promptly at the scheduled time on [www.BrianBurkeAuctions.com](http://www.BrianBurkeAuctions.com) Please be sure you are logged and able to enter the auction before start time. Please note you will have to submit the bidder registration form to be approved to bid.
- Follow carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the online auction begins at the scheduled time, the bidding will open with a starting amount. For example, the opening ask might be \$200,000, but the system may automatically adjust down to \$175,000 to encourage the first bid. Once a registered bidder places that first bid, the auction is officially underway. The system will then display the next required bid amount, and bidders can continue placing bids in real time by clicking the bid button. You may see several people bidding at once — this is completely normal. Don't hesitate to place your bid if you're ready. The platform will clearly show whether you're the current high bidder or if someone has outbid you. At a certain point, when bidding slows or pauses, the auction may temporarily stop while the auctioneer contacts the seller to confirm if the current high bid is acceptable. After this brief pause, the auction will either close or resume for final bidding. If you're the highest bidder when the auction ends and the seller approves the price, you'll be declared the winning buyer and contacted to finalize your purchase.
- If you are the winning bidder, you will then be declared the purchaser and will be directed on how to finalize the sale by signing the purchase agreement and giving 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 let us know.







Property Record Card		Card Number 1 of 1																															
<p>Wyoming County Assessment Office PROVIDED WITHOUT WARRANTY OF ANY KIND</p>																																	
<b>General Information</b> Control Number: 00014071 Tax Map: 26-058.0-105-00-00-00 Situs Address: 139 BILLINGS MILL ROAD City, State and Zip: TUNKHANNOCK, PA 18657 School District: 4 TUNKHANNOCK AREA SD Municipality: TUNKHANNOCK TOWNSHIP Neighborhood: 2600		<b>Legal Information</b> Tax Status: T Property Type: RC Land Use Type: 105 Acres: 3.78																															
<b>Current Ownership Information</b> Owner Name: KRECKMAN, WILLIAM DAVID Owner Address: 139 BILLINGS MILL RD City: TUNKHANNOCK State: PA Zip: 18657																																	
<b>Value Data</b> BASE YEAR: 1988 <b>Base Year Market Value</b> Land: 8,500 C&G Land: 5,750 Misc Structures: 0 Buildings: 53,400 Total: 61,900 <b>Taxable Assessed Value</b> Land: 4,250 Improvements: 26,700 Total: 30,950 Status (Note: 0=No & 1=Yes): Clean & Green: 0 Homestead: Y Farmstead: N																																	
<b>Land Information</b> <table border="1"> <thead> <tr> <th>Type</th> <th>Description</th> <th>Land Units</th> <th>Unit Price</th> <th>MKT VALUE</th> </tr> </thead> <tbody> <tr> <td>R-H</td> <td>HOMESITE</td> <td>1.000</td> <td>5,000.00</td> <td>5,750.00</td> </tr> <tr> <td>R-OP1</td> <td>OPEN 1</td> <td>0.000</td> <td>1,000.00</td> <td>0.00</td> </tr> <tr> <td>R-WD</td> <td>WOOD</td> <td>2.780</td> <td>1,000.00</td> <td>2,780.00</td> </tr> <tr> <td>R-OP2</td> <td>OPEN 2</td> <td>0.000</td> <td>1,000.00</td> <td>0.00</td> </tr> <tr> <td colspan="3">Parcel Total Land Area</td> <td>3.78</td> <td></td> </tr> </tbody> </table>				Type	Description	Land Units	Unit Price	MKT VALUE	R-H	HOMESITE	1.000	5,000.00	5,750.00	R-OP1	OPEN 1	0.000	1,000.00	0.00	R-WD	WOOD	2.780	1,000.00	2,780.00	R-OP2	OPEN 2	0.000	1,000.00	0.00	Parcel Total Land Area			3.78	
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**Property Record Card**  
Wyoming County Assessment Office  
PROVIDED WITHOUT WARRANTY OF ANY KIND

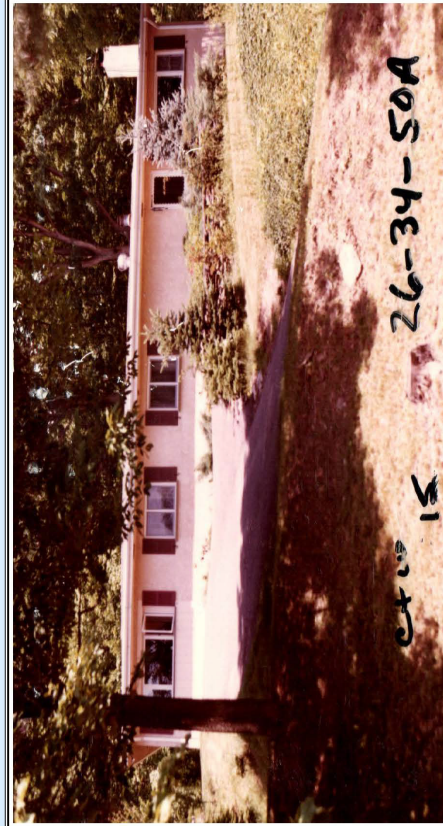
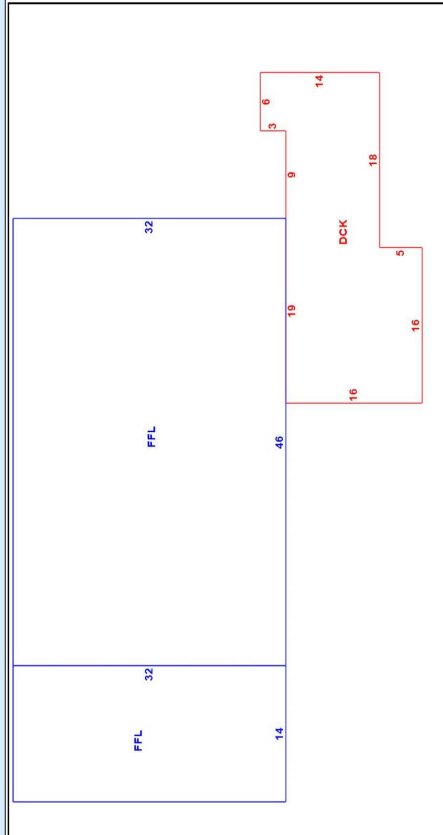
KRECKMAN, WILLIAM DAVID

SITUS:  
139 BILLINGS MILL ROAD

**Building Information**

<b>Stories:</b> 1 Story <b>Total Rooms:</b> 5 <b>Bed Rooms:</b> 0 <b>Full Baths:</b> 2 <b>Half Baths:</b> 0 <b>Total Living Area:</b> 1920	<b>Attic Type:</b> Central Air: Heating Type: Heat Source: Exterior Wall 1: Exterior Wall 2:	<b>Not Applicable</b> None (EST): N None Electric (Est. E) No Value/Na	<b>Building Use Code:</b> Int Vs Ext: Basement: Year Built: Effective Age: House Grade:	<b>MIXED RESIDENTIAL/COI</b> Interior Same Overall (Est): Building Condition: G Market Building Value 44537 # of Car Bsmt Garage 0 Finished Basement:	<b>Manufactured Home</b> Mobile Home Park: MH Class: MH Manufacturer: MH Title: MH VIN:
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**Sketch Area**



**Building Sketch Summary**

Code	Description	Living Area	Gross Area
DCK	Deck	0	472
FFL	First Floor	1,920	1,920
Sketch Area Totals		1,920	2,392

**Miscellaneous Structures**

OB I	Type of Outbuilding	Condition	Construction	Stories	Year	Length	Width	Total Area	Building Value
001	DETACHED GARAGE	G	FRAME	1	1974	1	576	576	4,320

Wyoming County Assessment Office, 1 Courthouse Square, Tunkhannock, PA 18657



Property Location 139 BILLINGS MILL ROAD Map ID 26-058/.0-105/-00-00/-00/  
Vision ID 15529 Account # 00014071 Bldg # 2 of 1 Card # 2 of 2 State Use 105  
Print Date 04-08-2026 9:03:05 A

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Lot Type	Access	Historic	Rail Available	Water	Water	Historic	Road Access	Superior View	Type Description	Code	Appraised
KRECKMAN, WILLIAM DAVID									BLDG	105	53,400
									LAND	105	8,500
<b>SUPPLEMENTAL DATA</b> 26-34-50 A TIEBACK Legal Muni/School 26-04 SCHOOL 4 TUNKHANNOCK Tax Status Y Homesteader N Farmstead PARCEL BILL TO Special ID Assoc Pld# 26-058.0-105-00-00											
139 BILLINGS MILL RD		18657								8072 WYOMING COUNTY, PA	
										<b>VISION</b>	
Total										61,900	
Total										30,950	

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)			
Inst Num	SALE DATE	Q/U	V/I	SALE PRICE	VC	Fiscal	Code
432-73	09-11-2001	U	V		22	2025	105
						2023	105
						2023	105
Total				30,950			
<b>ASSESSING NEIGHBORHOOD</b>							
Property Class				Property Type			
R				RC			
<b>BUILDING PERMIT RECORD</b>							
Permit ID	Issue Date	Type	Amount	Visit Date	BPE_PC	Date Comp	Comment
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>							
Bld ID	Type	Sub-ty	Sub D	L/B	Units	Rate	AYB
<b>APPRaised VALUE SUMMARY</b>							
Appraised Bldg. Value (Card)				53,400			
Appraised Xt (B) Value (Bldg)				0			
Appraised Ob (B) Value (Bldg)				0			
Appraised Land Value (Bldg)				8,500			
Special Land Value				0			
Total Value				61,900			
Valuation Method				S			
Total Value							
61,900							

LAND LINE VALUATION SECTION											
B Use Cod	Description	Zoni	Lnd Lot Ty	Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	
105	MIXED RESIDEN		HOMESIT	1,000 AC	5,000.00	1,000000	0	1,00	2600	1,000	
105	MIXED RESIDEN		OPEN 1	0,000 AC	1,000.00	1,000000	0	1,00	2600	1,000	
105	MIXED RESIDEN		WOOD	2,780 AC	1,000.00	1,000000	0	1,00	2600	1,000	
105	MIXED RESIDEN		OPEN 2	0,000 AC	1,000.00	1,000000	0	1,00	2600	1,000	
Total Card Land Units				3.78 AC		Parcel Total Land Area:		3.78		Total Land Value	
										8,500	

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B Use Cod	Description	Zoni	Lnd Lot Ty	Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	
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105	MIXED RESIDEN		OPEN 2	0,000 AC	1,000.00	1,000000	0	1,00	2600	1,000	
Total Card Land Units				3.78 AC		Parcel Total Land Area:		3.78		Total Land Value	
										8,500	







FILED  
REGISTER & RECORDER  
WYOMING CO., PA.  
Sep 11 12 04 PM '00

CS 02

THIS DEED,  
MADE, the 7th day February, in the year  
of our Lord, two thousand (2000).

BETWEEN

WILLIAM G. KRECKMAN and DOROTHY A. KRECKMAN,  
his wife, of the Township of Tunkhannock, County of  
WYOMING and Commonwealth of Pennsylvania,  
hereinafter called GRANTORS.

AND

WILLIAM DAVID KRECKMAN of the Township of  
Tunkhannock, County of Wyoming and Commonwealth of  
Pennsylvania and DAVID ALLEN KRECKMAN of the City of  
New York, County of Manhattan and State of New York,  
as joint tenants with the right of survivorship and  
not as tenants in common, hereinafter called  
GRANTEES.

WITNESSETH, that in consideration of -----  
-----ONE (\$1.00)-----DOLLAR,  
in hand paid, the receipt whereof is hereby acknowledged, the  
Grantors do hereby grant and convey to the said Grantees, their  
heirs and assigns,

ALL that certain piece, parcel or lot of land situate, lying  
and being in Township of Tunkhannock, County of Wyoming and State  
of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pennsylvania Legislative  
Route No 65032; thence along lands of Miles Anderson and partially  
along a stone wall bearing north fifty-eight (58) degrees, seven  
(07) minutes west, three hundred forty and three-tenths (340.3)  
feet to an iron pin set in stone wall on line of lands of the  
Montrose Railway Company, said pin set forty-two (42) feet south  
fifty-eight (58) degrees, seven (07) minutes, east from the center  
line of said railroad tract; thence along lands of said Railway  
Company and generally parallel to said railroad tract and forty  
(40) feet distant therefrom bearing south seventy-one (71) degrees,

BK0432PG0073





two (02) minutes west four hundred thirty-five and one tenth (435.1) feet, to an iron pin set in stone wall; thence along stone wall in line of lands of Charles Anderson bearing South fifty-seven (57) degrees, thirty (30) minutes, east passing through an iron pipe set on line five hundred twenty-four and six-tenths (524.6) feet to a point in the center of Pennsylvania Legislative Route 65032; thence along center of said highway bearing north forty-six (46) degrees, thirty-three (33) minutes east three hundred fifty-seven and six-tenths (357.6) feet to the place of beginning. Containing three and seventy-eight one-hundredths (3.78) acres of land.

EXCEPTING AND RESERVING all that certain easement more fully set forth in the deed of Ilona Vidovics, et vir. to Bela J. Kovacs, et ux., which dated November 9, 1965 and recorded in Wyoming County Deed Book 161 at page 159, which excepts and reserves an easement to take water from a spring upon the lands hereby conveyed together with and easement of ingress and egress and egress for the purposes of laying, relaying and repairing the pipe line and for the purposes of construction of a well house.

BEING the same premises conveyed by Ruth J. Zintel, a widow to William G. Kreckman and Dorothy A. Kreckman, his wife, by deed dated August 25, 1982 and recorded in the Office of the Recorder of Deeds in and or Wyoming County in Deed Book 226 page 722.

TAX MAP NO.

THIS IS A TRANSFER FROM PARENTS TO SONS AND IS EXEMPT FROM ALL PENNSYLVANIA REALTY TRANSFER TAXES.

AND THE SAID GRANTORS WILL WARRANT GENERALLY THE PROPERTY HEREBY CONVEYED.

BK0432PG0074



IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, the day and year first above written.

SIGNED, SEALED AND PUBLISHED  
in the presence of:

Frank C Longo  
\_\_\_\_\_

William G. Kreckman (seal)  
William G. Kreckman

Dorothy A. Kreckman (seal)  
Dorothy A. Kreckman

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Lackawanna ) SS:

On this, the 7<sup>th</sup> day of February, 2000, before me a notary public, the undersigned Officer, personally appeared and WILLIAM G. KRECKMAN and DOROTHY A. KRECKMAN, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

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



Notarial Seal  
FRANK C. LONGO, Notary Public  
City of Scranton, Lackawanna County  
My Commission Expires Jan. 10, 2003

Frank C Longo  
NOTARY PUBLIC

I certify that the precise residence of the Grantees is:

139 SR 1001  
Tunkhannock, Pa 18657

Frank C Longo  
Attorney for Grantees

BK0432PG0075



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF WYOMING

RECORDED on this \_\_\_\_\_ day of \_\_\_\_\_ A.D.20 \_\_\_\_ .  
in the Recorder's Office of the said County in Deed Book \_\_\_\_\_  
Volume \_\_\_\_\_ Page \_\_\_\_\_

GIVEN under my hand and seal of the said Office the date  
above written.

\_\_\_\_\_  
RECORDER

BK0432PG0076





**138 Trail Road, Meshoppen PA 18630**  
**570-767-2278**  
**AUCTIONEER: Brian Burke**  
**E-mail: info@BrianBurkeAuctions.com**

**Real Estate Purchase Agreement**

THIS AGREEMENT, made under the date of Sunday, June 14th, 2026, WITNESSETH, that Seller, agrees to sell and Buyer \_\_\_\_\_

\_\_\_\_\_ agrees to buy the following Real Estate, hereinafter referred to as (“said premises”), Real Estate belonging to David Kreckman and the Estate of William Kreckman. The property is selling in its “AS IS” condition is situated at 139 Billings Mill Road, in the City of Tunkhannock, County of Wyoming and State of Pennsylvania, Tax Map Number 26-058.0-105-00-00-00 for the price of

(\$ \_\_\_\_\_) \_\_\_\_\_ Dollars. Buyer is responsible for paying a Buyer’s Premium to the Auctioneer, for the Auctioneer’s own account, in an amount equal to 5% of the High Bid Amount (the “Buyer’s Premium”). The Buyer’s Premium was earned by the Auctioneer at the closing of the auction, a total of (\$ \_\_\_\_\_) \_\_\_\_\_ Dollars. The total purchase price is (\$ \_\_\_\_\_)

\_\_\_\_\_ Dollars, free and clear of all liens and encumbrances, except as may otherwise be stated in this agreement. The title to said premises shall be subject to all existing restrictions, easements, recorded agreements and covenants, right of public service companies, easements of roads, zoning regulations, ordinances, statutes and regulations of any constituted public authority, now in force or which may be passed prior to final settlement.

1. A deposit is herewithmade in the amount of (\$15,000), Fifteen Thousand Dollars toward the purchase price under this agreement. Said deposit shall be held by Brian Burke, hereinafter referred to as (“The Auctioneer”) in his escrow account.
2. The balance of the purchase price shall be paid in cash at the time of final settlement and delivery of the deed which shall take place on or before 60 days (August 13, 2026) from above date, with time for settlement agreed to be of the essence of this agreement.





3. Taxes rents and other current charges, if any, shall be pro-rated on a school fiscal basis to the date of the settlement. County and Township based upon the calendar year.
4. Possession shall be delivered at the time of final settlement by special warranty deed. The Seller shall deliver a fully executed special warranty deed at the time of the settlement. The Buyer will receive possession of the property at the time of settlement.
5. All state, county or school transfer taxes imposed upon this sale shall be divided equally between the Buyer and Seller.
6. The obligation of Buyer under this Agreement of Sale shall not be excused, limited, altered by or conditioned upon Buyer obtaining mortgage financing. Should Buyer fail to make settlement, as herein provided, the sum or sums paid on account of the purchase price, at the option of the Seller, may be retained by the Seller, either on account of the purchase price, the resale price or as liquidated damages. In the latter case, the contract shall become null and void. In the latter event, all monies paid on account shall be divided equally between the Seller and the Auctioneer, but in no event shall the sum paid to the Auctioneer be in excess of the rate of commission due to him.
7. Buyer acknowledges that lot sizes, acres of lots and plan set forth in any circular and other advertising may not be totally accurate. In signing this agreement Buyer has not relied on the description set forth or referred to in this agreement, the Buyer should make an independent determination of the same.
8. It is understood and agreed that Brian Burke, of Brian Burke Auctions is acting as agent for the Seller, not the Buyer, and he shall in no case whatsoever be held liable by either party for the performance of any term or covenant of this agreement for the damages for non-performance thereof.  
Buyer's initials \_\_\_\_\_ Seller's initials \_\_\_\_\_
9. Buyer acknowledges that he has **INSPECTED THE PREMISES**, The Seller's Property Disclosure Statement and enters into this agreement to purchase as a result of said inspections and not as a result of any advertising or announcement made by the seller and/or the auction company or their selling agents. The property is being sold "AS IS" condition.
10. If any buildings on these premises were built prior to 1978, they may contain lead paint. This property may contain wet lands.



11. This agreement shall extend and be binding upon the heirs, administrators, successors and assigns of the parties hereto.
12. Buyer has been advised that said premises are located at 139 Billings Mill Road, Tunkhannock, PA 18657, County of Wyoming
13. Buyer agrees that Seller shall not be required to present (tender) to Buyer a deed for said premises if Buyer defaults in paying the balance of the purchase price in order to enforce the provisions of this agreement against Buyer. Buyer agrees not to present this agreement to the Recorder of Deeds to be recorded.
14. Buyer acknowledges that under the terms and conditions of the auction Sale during which said premises were offered at auction that among the conditions announced was that this agreement is subject to the approval of Seller. Pending such approval Buyer shall be bound by this agreement with the same force and effect as if no such approval were required. If this agreement is not approved by Seller, the deposit money paid on account hereof will be returned to Buyer, without interest, and agreement shall become null and void.
15. The Seller shall not be obligated to survey the property even if a survey is required by the Buyer's title insurance company or the Buyer's lender. The Buyer may survey the property at his own expense.
16. The sale of this property is not conditioned on any testing or inspections by the Buyer.
17. This agreement and the sale shall be governed by the laws of the Commonwealth of Pennsylvania.
18. This agreement contains the entire agreement between the parties. No prior agreement of representation of any kind, and no contemporaneous or subsequent oral agreement or representation and no course of dealing between the parties or custom shall be permitted to contradict, vary or add to the terms of this agreement.
19. G.O.M. rights convey with the sale of this property.



**IN WITNESS WHEREOF:** the parties have hereunto set their hand and seals, the day and year first written above.

Signed, Sealed and Delivered in the presence of Brian Burke, Brian Burke Auctions, Auctioneer.

By: \_\_\_\_\_  
Auctioneer

Witness: \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)

NOW this 14th day of June, 2026, I do hereby approve and accept the above offer and agreement.

Sellers: \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)





SELLER'S PROPERTY DISCLOSURE STATEMENT

Property address: 139 Billings Mill Rd  
Tunkhannock, PA 18657

Seller: DAVID Kreckman and William Kreckman ESTATE

A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered.

This statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller and is not a substitute for any inspections or warranties that the buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on an incomplete factual basis.

A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.

(1) Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of the property and its improvements, except as follows: \_\_\_\_\_

(2) Occupancy

(A) Do you, the seller, currently occupy this property?  Yes  No

If "no," when did you last occupy the property? \_\_\_\_\_

Is the Property zoned for single family residential use?  Yes  No  Unknown

(3) Roof.

(A) Date roof was installed: \_\_\_\_\_

Documented?  Yes  No  Unknown

(B) Has the roof been replaced or repaired during your ownership?  Yes  No

If "yes," were the existing shingles removed?

Yes  No  Unknown

(C) Has the roof ever leaked during your ownership?  Yes  No

(D) Do you know of any problems with the roof, gutters or downspouts?  Yes  No





Explain any "yes" answers that you give in this section:

(4) Basements, Garages and Crawl Spaces (Complete only if applicable).

(A) Does the property have a sump pump or grinder pump?

yes     no     unknown

(B) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space?

Yes     No

If "yes," describe in detail:

(C) Do you know of any repairs or other attempts to control any water or dampness problem in the basement, garage or crawl space?

Yes     No

If "yes," describe the location, extent, date and name of the person who did the repair or control effort:

(5) Termites/wood destroying insects, dry rot, pests.

(A) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property?

Yes     No

(B) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?

Yes     No

(C) Is your property currently under contract by a licensed pest control company?

Yes     No

(D) Are you aware of any termite/pest control reports or treatments for the property in the last five years?

Yes     No

Explain any yes answers that you give in this section:

(6) Structural items.

(A) Are you aware of any past or present water leakage in the house or other structures?

Yes     No

(B) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components?

Yes     No

(C) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?

Yes     No





(D) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above?  Yes  No

(E) Are you are aware of any problem with the use or operation of the windows?  Yes  No

Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem and the date and person by whom the work was done, if known:

(F) Has there ever been fire damage to the property?  
 yes  no  unknown

(7) Additions/remodeling.

(A) Have you made any additions, structural changes or other alterations to the property?  Yes  No

If "Yes", please describe:

(B) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?  
 yes  no  unknown

(C) Did any former owners of the Property make any additions, structural changes or other alterations to the Property?  
 yes  no  unknown

If "Yes", to the best of your knowledge did they obtain all necessary permits and approvals, and was all work in compliance with building codes?  
 yes  no  unknown

(8) Water and sewage.

(A) What is the source of your drinking water?  
 public  community system  
 well on property  other

If "other," please explain:

(B) If your drinking water source is not public:  
when was your water last tested? \_\_\_\_\_





what was the result of the test? \_\_\_\_\_  
Is the pumping system in working order?

yes  no

If "no," please explain:

(C) Do you have a softener, filter or other purification system?  Yes  No

yes  no

If "yes," is the system:  leased  owned

(D) What is the type of sewage system?

public sewer  private sewer

septic tank  cesspool  other

If "other," please explain:

NOTE TO SELLER AND BUYER: If this Property is NOT serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of this fact and compliance with provisions of the Act. A Sewage Facilities Disclosure Rider should be attached to any Agreement of Sale and Purchase.

(E) Is there a sewage pump?  Yes  No

If "yes," is it in working order?  Yes  No

(F) When was the septic system or cesspool last serviced?

(G) Is either the water or sewage system shared?  Yes  No

If "yes," please explain:

(H) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?  Yes  No

If "yes," please explain:

(9) Plumbing system.

(A) Type of plumbing:

copper  galvanized  lead  
 PVC  unknown  other

If "other," please explain: \_\_\_\_\_



(B) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?

Yes  No

If "yes," please explain:

[Empty text box for explanation]

(10) Heating and air conditioning.

(A) Type of air conditioning:  central electric

central gas  wall  none

Number of window units included in sale: \_\_\_\_\_

Location: \_\_\_\_\_

(B) List any areas of the house that are not air conditioned:

[Empty text box for listing areas not air conditioned]

(C) Type of heating:  electric  fuel oil

natural gas  other

If "other," please explain:

[Empty text box for explanation]

(D) List any areas of the house that are not heated:

[Empty text box for listing areas not heated]

(E) Type of water heating:  electric  gas

solar  other

If "other," please explain:

[Empty text box for explanation]

(F) If there are fireplaces in the Property, are they operational?

Yes  No

(G) Are you aware of any underground fuel tanks on the property?

Yes  No

If yes, please describe:

[Empty text box for description]

(H) Are you aware of any problems with any item in this section?

Yes  No

If yes, please explain:

[Empty text box for explanation]

(11) Electrical system.

(A) Are you aware or any problems or repairs needed in the electrical system?

Yes  No



If yes, please explain:

(12) Other equipment and appliances included in sale (complete only if applicable).

(A) \_\_\_ Electric garage door opener/Number of transmitters: \_\_\_\_\_  
Are they in working order?  Yes  No

(B) \_\_\_ Smoke detectors How many? \_\_\_\_\_

Location:

(C) \_\_\_ Security alarm system

owned  leased

Lease information:

(D) \_\_\_ Lawn sprinkler

Number \_\_\_\_\_ Automatic timer \_\_\_\_\_

In working order?  Yes  No

(E) \_\_\_ Swimming pool \_\_\_ Pool heater \_\_\_ Spa/hot tub

List all pool/spa equipment:

(F) \_\_\_ Refrigerator \_\_\_ Range \_\_\_ Microwave Oven

\_\_\_ Dishwasher \_\_\_ Trash Compactor

\_\_\_ Garbage Disposal

(G) \_\_\_ Washer \_\_\_ Dryer

(H) \_\_\_ Intercom

(I) \_\_\_ Ceiling Fans \_\_\_ Number

Location:

(J) Other:

Are any items in this section in need of repair or replacement?

yes  no  unknown

If yes, please explain: \_\_\_\_\_



(13) Land (soils, drainage and boundaries).

(A) Are you aware of any fill or expansive soil on the property?  Yes  No

(B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or that affect the property?  Yes  No

NOTE TO BUYER: YOUR PROPERTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE MINE SUBSIDENCE DAMAGE MAY OCCUR AND MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH:

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
MINE SUBSIDENCE INSURANCE FUND  
3913 WASHINGTON ROAD  
MCMURRAY, PA 15317

724/941-7100

(C) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property?  Yes  No

(D) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area?  Yes  No

(E) Do you know of any past or present drainage or flooding problems affecting the property or adjacent properties?  Yes  No

(F) Do you know of any encroachments, boundary line disputes or easements?  Yes  No

NOTE TO BUYER: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and the seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an abstract of title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

(G) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements?  Yes  No

Explain any yes answers that you give in this section:

(H) Do you have an existing survey of the Property?  Yes  No

If yes, has the survey been made available to the Listing Real Estate Broker?  Yes  No

(I) Does the Property abut a public road?  Yes  No





If not, is there a recorded right-of-way and maintenance agreement to a public road?  Yes  No

(14) Hazardous substances.

(A) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?  Yes  No

(B) To your knowledge, has the property been tested for any hazardous substances?  Yes  No

(C) Do you know of any other environmental concerns that might impact upon the property?  Yes  No

Explain any "yes" answers that you give in this section:

(D) Lead-based Paint Hazard Reduction Act.

(1) Was this house constructed prior to 1978?

yes  no  unknown

(2) Is Seller aware of the presence of any lead-based paint hazards In the Property?

Yes  No

NOTE: If the house was built prior to 1978, Seller and Seller's Agent must disclose any lead-based paint information which they have, furnish a Lead Hazard Information Pamphlet to any prospective Buyer and Advise Buyer of his rights under the Act.

(15) Condominiums and other homeowners associations (complete only if applicable).

(A) Type:

condominium  cooperative

homeowners association  other

If "other," please explain:

\*NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:

ACCORDING TO SECTION 3407 OF THE UNIFORM CONDOMINIUM ACT (68 PA.C.S. § 3407 (RELATING TO REALES OF UNITS) AND 68 PA.C.S. § 4409 (RELATING TO REALES OF COOPERATIVE INTERESTS A BUYER OF A RESALE UNIT IN A CONDOMINIUM OR COOPERATIVE MUST RECEIVE A CERTIFICATE OF RESALE ISSUED BY THE ASSOCIATION IN THE CONDOMINIUM OR COOPERATIVE. THE BUYER WILL HAVE THE OPTION OF CANCELING THE AGREEMENT WITH RETURN OF ALL





DEPOSIT MONEYS UNTIL THE CERTIFICATE HAS BEEN PROVIDED TO THE BUYER AND FOR FIVE DAYS THEREAFTER OR UNTIL CONVEYANCE, WHICHEVER OCCURS FIRST.

(B) Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability?

yes  no  unknown

(C) Do you know of any condition or claim which may result in an increase in assessments or fees?

yes  no  unknown

If your answer to (B) or (C) is "Yes", explain in detail:

(16) Miscellaneous.

(A) Are you aware of any existing or threatened legal action affecting the property?  yes  no

(B) Do you know of any violations of Federal, State or local laws or regulations relating to this property?  yes  no

(C) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?

yes  no

(D) Are you aware of any judgment, encumbrance, lien (for example, comaker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of this sale?

yes  no

(E) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

yes  no

(F) Are you aware of any material defects to the property, dwelling or fixtures which are not disclosed elsewhere on this form?

yes  no

A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND.

Explain any "yes" answers that you give in this section:



(G) Is there any additional information that you feel you should disclose to the prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g., zoning violations, zoning changes, road changes, pending municipal improvements, pending tax assessment appeals, etc.?

yes     no     unknown

If your answers in this section are "Yes", explain in detail:

The undersigned seller represents that the information set forth in this disclosure statement is accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following the completion of this form.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_





THE SELLER IS ACTING AS AN EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT-APPOINTED GUARDIAN, INDIVIDUAL ACTING UNDER A RECORDED POWER OF ATTORNEY, OR AS A CURRENT OWNER WHO ACQUIRED THE PROPERTY BY GIFT AND, THEREFORE, HAS NO DIRECT KNOWLEDGE OF ITS CONDITION

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement. The undersigned has no construction knowledge.

William Kreckman Estate

David Kreckman EXECUTOR      4/8/26  
David Kreckman, executor      Date

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement. The undersigned has no construction knowledge.

David Kreckman      4/8/26  
David Kreckman, individually      Date

**RECEIPT AND ACKNOWLEDGMENT BY BUYER**

The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this property in its present condition. It is the buyer's responsibility to satisfy himself or herself as to the condition of the property. The buyer may request that the property be inspected, at the buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

Delivery of disclosure form

(a) Method of delivery.--The seller's delivery of the property disclosure statement to the buyer as prescribed by this act shall be by personal delivery; ordinary mail; certified mail, return receipt requested; or facsimile transmission to the buyer or the buyer's agent.

(b) Parties to whom delivered. --For purposes of this act, delivery to one prospective buyer or buyer's agent is deemed delivery to all persons intending to take title as co-tenants, joint tenants or as a tenant by the entireties with the buyer. Receipt may be acknowledged on the statement, in an agreement for the





conveyance of the residential real property or shown in any other verifiable manner.

Information unavailable to seller

If at the time the disclosures are required to be made, an item of information required to be disclosed is unknown or not available to the seller and the seller has made an effort to ascertain it, the seller may make a disclosure based on the best information available to the seller, provided it is identified as a disclosure based on an incomplete factual basis.

Information subsequently rendered inaccurate.

If information disclosed in accordance with this act is subsequently rendered inaccurate as a result of any act, occurrence or agreement subsequent to the delivery of the required disclosures, the seller shall notify the buyer of the inaccuracy.

Affirmative duty of seller

The seller is not obligated by this act to make any specific investigation or inquiry in an effort to complete the disclosure statement. In completing the disclosure statement, the seller shall not make any representations which he or his agent know or have reason to know are false, deceptive or misleading, and shall not fail to disclose a known material defect.