



BRIAN BURKE
AUCTIONS

3-Bedroom | 1.5-Bath Home | Tunkhannock, PA

ONLINE REAL ESTATE AUCTION

Bid now thru Monday, October 6th at 6pm

OPEN HOUSE

Fri., Sept. 5th 5-6pm

Sun., Sept. 14th 2-3pm

Fri., Sept. 26th 5-6pm



76 Susquehanna Ave, Tunkhannock, PA 18657

This charming American Bungalow style home, boasting three bedrooms and 1.5 bathrooms, is perfectly situated on a generous .25-acre lot in the heart of downtown Tunkhannock, Wyoming County. Nestled within the picturesque Borough of Tunkhannock, the property offers an unparalleled blend of small-town charm and modern convenience.

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 for further details.



138 Trail Road
Meshoppen, PA 18630

570-767-2278

Info@BrianBurkeAuctions.com
www.BrianBurkeAuctions.com
Brian Burke, Auctioneer- AU-003255L



Date/Time: Bid now thru Monday, October 6th at 6pm at www.BrianBurkeAuctions.com

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General Information: This charming American Bungalow style home, boasting three bedrooms and 1.5 bathrooms, is perfectly situated on a generous .25-acre lot in the heart of downtown Tunkhannock, Wyoming County. Nestled within the picturesque Borough of Tunkhannock, the property offers an unparalleled blend of small-town charm and modern convenience.

Residents will appreciate the ease of access to local amenities, as the home is ideally located within walking distance of a vibrant array of shops, diverse restaurants, and the beloved Dietrich Theater, a cultural hub for the community. This prime location ensures a lifestyle of leisure and engagement, with everything you need just a short stroll away.

The home itself is a testament to the timeless appeal of the Bungalow architectural style, featuring original details that contribute to its unique character and inviting atmosphere. From its welcoming porch to its thoughtfully designed interior, every aspect of this residence exudes warmth and a sense of history. This property represents a rare opportunity to own a piece of Tunkhannock's heritage while enjoying the comforts of a well-maintained and centrally located home.

Water Source: Public

Septic: Public

Heat: Oil

Acreage: 0.25 +/-

County: Wyoming

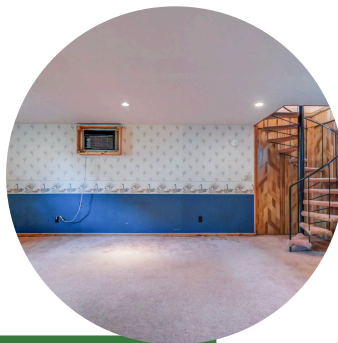
Township/Borough/City: Tunkhannock Borough

Tax Map: 24-059.02-116-00-00-00

Total Taxes: School \$ 1,745.25/County \$1,430.14(at face)

School District: Tunkhannock Area School District

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. All monies must be wire transferred by 11am on the next business day. Closing Location: Agreed upon by the Buyer and Seller. **Closing Location:** Agreed upon by the Buyer and Seller.





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. 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.



REGISTERING FOR AN AUCTION IS EASY! Join the Action at Brian Burke Auctions! Visit www.brianburkeauctions.com

How to Register for an Auction:

Step 1: Visit the Website

Go to 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!

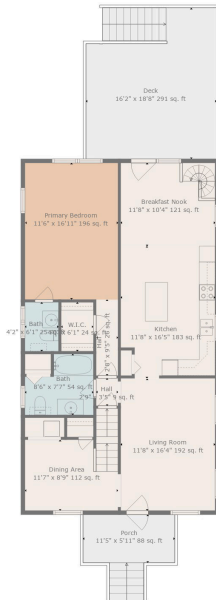
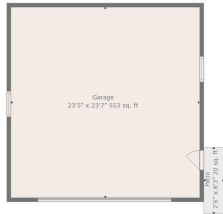
Once approved, you're ready to place your bids and join the excitement!

Need Help? Have questions or need assistance?

Contact us at: info@brianburkeauctions.com

Or call: 570-767-2278

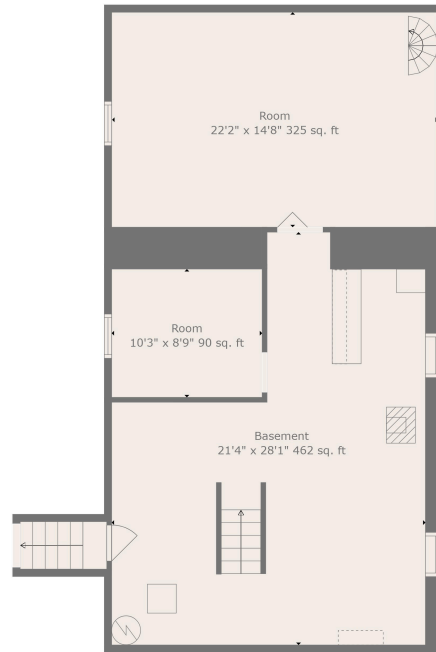
www.brianburkeauctions.com



TOTAL: 1679 sq. ft

BELOW GROUND: 472 sq. ft, FLOOR 2: 1017 sq. ft, FLOOR 3: 190 sq. ft
EXCLUDED AREAS: BASEMENT: 463 sq. ft, UNDEFINED: 19 sq. ft, GARAGE: 553 sq. ft,
PORCH: 88 sq. ft, DECK: 291 sq. ft, PATIO: 20 sq. ft,
LOW CEILING: 388 sq. ft
WALLS: 261 sq. ft

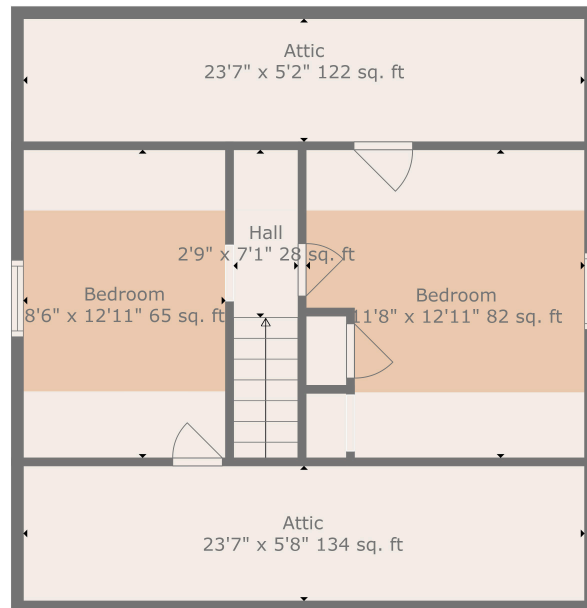
Size And Dimensions Are Approximate, Actual May Vary



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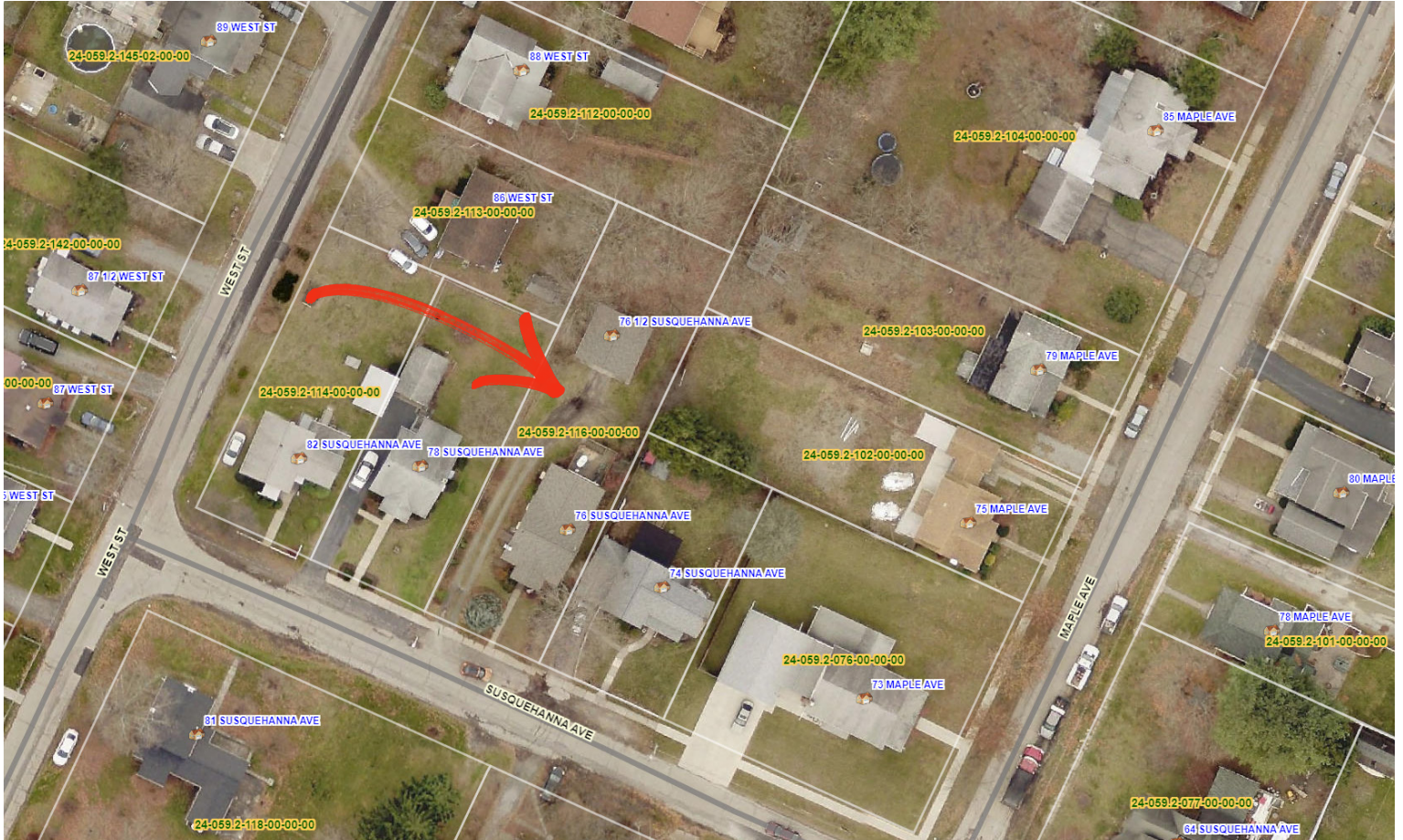
Size And Dimensions Are Approximate, Actual May Vary

Steven Wallace
STEVEN WALLACE MEDIA



BRIAN BURKE
AUCTIONS

AERIAL



138 Trail Road
Meshoppen, PA 18630

570-767-2278

Info@BrianBurkeAuctions.com
www.BrianBurkeAuctions.com
Brian Burke, Auctioneer- AU-003255L



Parcel Viewer Wyoming County		CAMA Card Wyoming County Assessment Office PROVIDED WITHOUT WARRANTY OF ANY KIND	
General Information		Legal Information	
Control Number 00012788 Tax Map 24-059.2-116-00-00-00 Parcel Address 76 SUSQUEHANNA AVE TUNKHANNOCK PA 18657 School District 4 TUNKHANNOCK AREA SD Municipality TUNKHANNOCK BORO WD#3		Neighborhood 2400 Property Type R Tax Status T Acres: 0.25 Land Use Type: 101 Card Number 1 of 1 Assessment Property Class: R (Assessment Property Class is NOT a Zoning Classification. Contact the appropriate Municipal Zoning Officer for Zoning Info.)	
Current Ownership Information			
Owner Name HOBBS, ROBERT O		City TUNKHANNOCK	State PA
Owner Address 76 SUSQUEHANNA AVE		Zip 18657	
Value Data			
BASE YEAR: 1988			
Base Year Value Land: 6,110 C&G Land: 0 Misc Structures: 0 Buildings: 43,940 Total: 50,050 Status Clean & Green: 0		Assessed Value Land: 3,055 C&G Land: 0 Improvements: 21,970 Total: 25,025 Homestead: Y Farmstead: N	
Land Information			
Type R-H R-OP1 R-WD R-OP2	Description HOMESITE OPEN 1 WOOD OPEN 2	Land Units AC 0.250 AC 0.000 AC 0.000 AC 0.000	Unit Price 24,420.00 0.00 0.00 0.00
		Parcel Total Land Area	MKT VALUE 6,105 0 0 0
		0.25	
Sales History			
Instrument Number 2012-2960 313-140	Sale Date 06-28-2012 03-03-1994	Sale Price 1 83,500	Grantee HOBBS, ROBERT O
Building Sketch Summary			
Code BSM DCK FFL FHS OP	Description Basement Deck First Floor Finished Half Story Open Porch	Living Area 0 0 1,056 360 0	Gross Area 1,056 230 1,056 720 72
		Sketch Area Totals	3,134
Wyoming County Assessment Office CAMA Card			



ParcelViewer

Wyoming County

76 SUSQUEHANNA AVE

HOBBS, ROBERT O

CAMA Card
Wyoming County Assessment Office
PROVIDED WITHOUT WARRANTY OF ANY KIND

Building Information

Stories: 1.5
Total Rooms: 6
Bed Rooms: 3
Full Baths: 1
Half Baths: 0
Total Living Area: 1416

Attic Type: Central Air
Heating Type: Hot Water
Heat Source: Oil (Est: O)
Exterior Wall 1: Vinyl (Est: V)
Exterior Wall 2:

Finished (Est: None (Est: N)
Hot Water
Oil (Est: O)
Vinyl (Est: V)

Building Use Code: Int Vs Ext: Basement: Year Built: Effective Age: House Grade: C+5

RESIDENTIAL 1 FAMILY
Interior Same Overall (Est: 76-100% (Est: 100)
1920
1920
C+5

Building Condition: G
Market Building Value 43,940
of Car Bsmt Garage 0
Finished Basement:

Mobile Home Park:
MH Class:
MH Manufacturer:
MH Title:
MH VIN:

Property Notes

Date

Note Text

Miscellaneous Structures

OB ID	Type of Outbuilding	Condition	Construction	Stories	Year B	Length	Width	Total Area	Building Value
001	DECK	EX	FRAME	1	1920	1	200	200	950
002	DETACHED GARAGE	EX	FRAME	1	1920	1	624	624	5,928

10

4

5

14

DCK

18

24

14

PFL

BSM

14

24

24

30

FHS

PFL

BSM

30

24

12

6

OP

6

12

Wyoming County Assessment Office CAMA Card



Please Do Not Publish

This Deed,

Made the 30th day of March in the year of our
Lord one thousand nine hundred and ninety-four (1994).

Between

ROBERT N. CAVANY, JR. and PAMELA J. CAVANY, His
Wife;

- GRANTORS -

AND

ROBERT O. HOBBS and LUCILLE G. HOBBS, His Wife;

- GRANTEES -

Witnesseth, that in consideration of Eighty-Three Thousand Five Hundred
(\$83,500.00) Dollars,

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 the Borough of Tunkhannock, County of Wyoming,
and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pie at the northwest corner of a
concrete sidewalk on the north side of Susquehanna Avenue, being
the southwest corner of the J. K. Hefferan lot; thence along the
line of lands of J. K. Hefferan, H. Crompton and A. Borgeson
bearing North thirty-one (31) degrees East one hundred ninety-eight
(198) feet through iron pipes on line to an iron pipe set for a
corner; thence along the line of lands of A. Santee Estate bearing
North sixty (60) degrees West fifty-five (55) feet to an iron pipe
set for a corner; thence along the line of other lands of
Elizabeth Oliver Estate bearing South thirty-one (31) degrees West
one hundred ninety-eight (198) feet through an iron pipe on line to
an iron pipe for a corner; thence along the northerly side of
Susquehanna Avenue bearing South sixty (60) degrees East fifty-five
(55) feet to the place of beginning. It is intended that all calls
to Susquehanna Avenue shall extend to the center thereof in so far
as the Grantor may have title thereto, Subject, of course, to the
public right of way for road purposes.

CONTAINING 0.25 acre.

BEING the same premises conveyed to Robert N. Cavany, Jr.
and Pamela J. Cavany, His Wife, by deed of Catherine L. Cavany,
Widow and Single person and Robert N. Cavany, Jr. and Pamela J.
Cavany, His Wife, dated the 18th day of July, 1984, as recorded at
Wyoming County Record Book 232, page 851.

306 313 140



And the said Grantors Will Warrant generally

the property hereby conveyed fee simple

In Witness Whereof, the Grantors have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Date 3/30/94
Location _____
Amt. of tax paid 835.00
For Two Tunkhannock Boro.
Tunkhannock School District
Dennis Montross
Recorder

x Robert N. Cavany, Jr. Seal
Robert N. Cavany, Jr.

x Pamela J. Cavany Seal
Pamela J. Cavany

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

REALTY
TRANSFER TAX
MAR 30 '94
835.00
P.S. D.255.

Commonwealth of Pennsylvania

County of Wyoming

On this, the 30th day of March, A. D. 1994, before me
a notary public the undersigned Officer, personally
appeared Robert N. Cavany, Jr. and Pamela J. Cavany, H/W

known to me (or satisfactorily
proven) to be the person whose names are subscribed to the within instrument, and
acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Commonwealth of Pennsylvania

County of

On this, the _____ day of _____, A. D. 19____, before me
the undersigned officer, personally
appeared _____

known to me, (or satisfactorily
proven) to be the person whose name subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

313 141
Title of Officer



State of _____ } ss.
County of _____
On this, the _____ day of _____ A.D. 19____, before me
the undersigned officer, personally
appeared _____
known to me, (or satisfactorily
proven) to be the person whose name _____ subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein contained.
In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

I Hereby Certify, that the precise residence of the Grantees
ROBERT O. HOBBS & LUCILLE G. HOBBS, his wife
76 Susquehanna Avenue
Tunkhannock, PA 18657

John R. Morgan
JOHN R. MORGAN, ESQUIRE

Attorney for GRANTEES

360
Warranty Deed

Act 1909

From

ROBERT N. CAVANY, JR. AND
PAMELA J. CAVANY, H/W

- Grantors -

To

ROBERT O. HOBBS AND
LUCILLE G. HOBBS, H/W

- Grantees -

835 - Per Tax
835 - Tunkhannock
1352

Mar 30 11 26 AM '94

REGISTER & RECORDER
WYOMING CO., PA.

Form No. 25B - Legal Blank Printery, Lancaster, Pa.

Commonwealth of Pennsylvania } ss.
County of _____

Recorded on this _____ day of _____ A. D. 19____, in the
Recorder's Office of the said County in Deed Book _____ Volume _____ Page _____
Given under my hand and the seal of the said Office, the date above written.

Recorder

300 313 PAGE 142



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 Monday, October 6th 2025, 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 The Estate of Robert Hobbes. The property is selling in its "AS IS"
condition is situated at 76 Susquehanna Avenue, the City of Tunkhannock, County of Wyoming
and State of Pennsylvania, Parcel Map 24-059.2-116-00-00-00 for the price of

(\$ _____)

_____ dollars

plus a 5% Buyer's premium of (\$ _____) for a total of

_____ 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) Thirty-five 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 (December 5, 2025)
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 76 Susquehanna Avenue, 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. All Individual G.O.M. rights convey in 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 6th day of October, 2025, I do hereby approve and accept the above offer and agreement.

Sellers: _____ (SEAL)

_____ (SEAL)
_____ (SEAL)



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property address: 76 Susquehanna Ave
Tunkhannock, Pa 18657

Seller: Robert Hobbes Est / Robert Hobbes JR Exec

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? I never lived on the property.

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

(3) Roof.

- (A) Date roof was installed: New roof on house and garage replaced
November 2019 after hail damage to old roof.
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: _____

(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: _____

(C) Type of heating: ____ electric ____ fuel oil

____ natural gas ____ other

If "other," please explain: _____

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

(E) Type of water heating: ____ electric ____ gas

____ solar ____ other

If "other," please explain: _____

(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: _____

(H) Are you aware of any problems with any item in this section? ____ Yes ____ No

If yes, please explain: _____

(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 Robert Heller, Jr. EXEC DATE 8/12/25

SELLER _____ DATE _____

SELLER _____ DATE _____



EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT
APPOINTED GUARDIAN, RECORDED POWER OF ATTORNEY

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement.

Name and Capacity/Title of person
signing plus include documentation

Date

CORPORATE LISTING

The Undersigned has never occupied the property. Any information contained in this Disclosure Statement was obtained from Third Party sources and Buyer should satisfy himself or herself as to the condition of the Property.

Name and Capacity/Title of person
signing, plus include documentation

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.



BIDDER REGISTRATION REAL ESTATE AUCTION

Auction Information

Online Real Estate Auction Tunkhannock, PA

Monday, October, 6th, 2025 at 6pm, property located at 76 Susquehanna Ave, Tunkhannock, PA 18657

Wyoming County Parcel Map: 24-059.2-116-00-00-00

Online bidding for Real Estate www.BrianBurkeAuctions.com

Auction is subject to the seller's confirmation.

Real Estate Terms: 5% Buyer's Premium/\$15,000 deposit due at conclusion of bidding .

Register to bid online no later than 3pm on Monday, October, 6, 2025.

Forms can be Hand Delivered to: Brian Burke Auctions, 138 Trail Road, Meshoppen, PA 18630

Or

Electronically Sign and email to Info@BrianBurkeAuctions.com

Bidder must be available on Auction Day, by telephone, to confirm their winning bid and deposit. If Brian Burke Auctions is not able to contact you immediately upon your bid being considered the winning bid, your bid will be declined and the property will be offered to the next highest bidder with seller's confirmation.

I hereby certify that I have read, understand, and agree to bid subject to the Terms & Conditions of Sale relating to the Sale of 76 Susquehanna Ave, Tunkhannock, PA 18657 Wyoming County Parcel ID: 24-059.2-116-00-00-00 as provided to me by Brian Burke Auctions, Brian Burke Auctioneer AU003255L. I further acknowledge that I have received a copy of the same. By registering to bid with Brian Burke Auctions Brian Burke Auctioneer AU003255L for the Sale of 76 Susquehanna Ave, Tunkhannock, PA 18657 Wyoming County Parcel ID: 24-059.0-116-00-00-00

I the undersigned accept and agree to the Terms and Conditions of Sale, as stated, with the intention to be legally bound thereby.

Name: _____

Street Address: _____

City _____ State _____ Zip _____

Phone Number: _____

Signature: _____ Date: _____

Email: _____

Abstract Company/Attorney Name: _____

Abstract Company/Attorney Phone Number: _____

Witnessed and registered by: Auctioneer's signature It's Representative: _____

138 Trail Road, Meshoppen, PA 18630 ● 570-767-2278 ● Info@BrianBurkeAuctions.com

www.BrianBurkeAuctions.com

Brian Burke Auctioneer AU003255L