



BRIAN BURKE
AUCTIONS

4-Bedroom | 3- Bath | Golf Course Views

Online Only Real Estate Auction

Bid now thru: Monday, December 8th at 6pm

OPEN HOUSE

Saturday, November 15th 2-3pm

Thursday, November 20th 5-6pm

Sunday, November 30th 3-4pm



5 Golf Lane, Tunkhannock, PA 18657

Golf Course Views • 4 Bedroom Ranch • Online Auction!

Looking for a peaceful setting with room to spread out? Don't miss this beautiful 4-bedroom, 3-bath ranch on 2.10+/- wooded acres overlooking Shadowbrook Golf Course in Tunkhannock!

Spacious layout with a wrap-around deck, finished basement, and a 3-car detached garage — perfect for vehicles, storage, or hobbies!

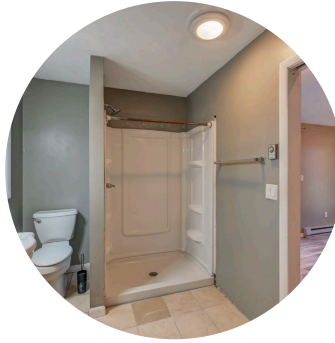
Real Estate Terms: 5% Buyer's Premium/ \$15,000 deposit due at conclusion of bidding
Broker participation available & encouraged. Please contact us at info@BrianBurkeAuctions.com for further details.



138 Trail Road
Meshoppen, PA 18630

570-767-2278

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



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Date/Time: Bid now through Monday, December 8th at 6pm at www.BrianBurkeAuctions.com

Real Estate Overview:

Nestled on approximately 2.10 wooded acres overlooking the beautiful Shadowbrook Golf Course, this spacious single-family ranch home offers privacy, comfort, and scenic views. Featuring 4 bedrooms and 3 full bathrooms, the property provides plenty of space for family and guests.

Enjoy the open floor plan and natural light throughout, with a large wrap-around deck perfect for entertaining or relaxing outdoors. The finished basement adds flexible living space—ideal for a family room, home office, or hobby area. A 3-car detached garage offers ample storage for vehicles and equipment.

Located in a peaceful country setting just minutes from downtown Tunkhannock, this property offers both tranquility and convenience. Don't miss your chance to bid on this desirable home with incredible potential!

Property Highlights:

4 Bedrooms • 3 Bathrooms * 2.10 +/- Wooded Acres

Wrap-Around Deck with Scenic Views * Finished Basement

3-Car Detached Garage * Overlooks Shadowbrook Golf Course

Water Source: Private **Septic:** Private **Heat:** Electric **Acreage:** 2.10 +/- **County:** Wyoming

Township/Borough/City: Tunkhannock Township **Tax Map:** 26-058.0-154-00-00-00

Total Taxes: Approx. \$4,600.00 **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.





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





ParcelViewer Wyoming County		CAMA Card Wyoming County Assessment Office PROVIDED WITHOUT WARRANTY OF ANY KIND	
General Information		Legal Information	
Control Number 00014116	Neighborhood 2600	Assessment Property Class: R (Assessment Property Class is NOT a Zoning Classification. Contact the appropriate Municipal Zoning Officer for Zoning Info.)	
Tax Map 26-058.0-154-00-00-00	Property Type R		
Parcel Address 5 GOLF LN	Tax Status T		
School District 4 TUNKHANNOCK AREA SD	Acres: 2.10		
Municipality TUNKHANNOCK TOWNSHIP	Land Use Type: 101		
TUNKHANNOCK, PA 18657		Card Number 1 of 1	
Current Ownership Information			
Owner Name MARABELL, MICHAEL C	Owner Address 5 GOLF LANE	City TUNKHANNOCK	State PA
		Zip 18657	
Value Data		Land Information	
BASE YEAR: 1988			
Base Year Value	Assessed Value	Type	Description
Land: 10,700	Land: 5,350	R-H	HOMESITE
C&G Land: 0	C&G Land: 0	R-OP1	OPEN 1
Misc Structures: 0	Improvements: 34,200	R-WD	WOOD
Buildings: 68,400	Total: 39,550	R-OP2	OPEN 2
Total: 79,100			
Status (Note: 0 = No & 1 = Yes)		Parcel Total Land Area	
Clean & Green: 0	Homestead: Y	Farmstead: N	
Sales History		Building Sketch Summary	
Instrument Number	Sale Date	Sale Price	Code
2008-2085	05-13-2008	219,900	
2007-5255	12-28-2007	80,000	
2007-3355	08-13-2007	1,225	
364-595	02-05-1997	124,900	
		Description	
		Living Area	
		Gross Area	
		Sketch Area Totals	
		0	

Wyoming County Assessment Office CAMA Card



Parcel Viewer Wyoming County		5 GOLF LN		MARABELL, MICHAEL C		CAMA Card Wyoming County Assessment Office PROVIDED WITHOUT WARRANTY OF ANY KIND	
Building Information							
Stories: 1 Story		Attic Type: Not Applicable		Building Use Code: RESIDENTIAL 1 FAMILY		Building Condition: G	
Total Rooms: 5		Central Air: None (EST: N)		Int Vs Ext: Interior Same Overall (Est: 76-100% (Est: 100)		Market Building Value 68,400	
Bed Rooms: 0		Heating Type: Forced Air		Basement: Year Built: 1982		# of Car Bsmt Garage 0	
Full Baths: 2		Heat Source: Electric (Est: E)		Effective Age: 1982		Finished Basement:	
Half Baths: 1		Exterior Wall 1: No Value/Na		House Grade: C+10		Mobile Home Park:	
Total Living Area: 0		Exterior Wall 2:				MH Manufacturer:	
						MH Title:	
						MH VIN:	
Property Notes							
Date		Note Text					
Miscellaneous Structures							
OB ID		Type of Outbuilding		Condition		Construction	
001		DETACHED GARAGE		EX		FRAME	
						Stories 1	
						Year B 1982	
						Length 1	
						Width 1120	
						Total Area 1,120	
						Building Value 10,640	
No Sketch							
Wyoming County Assessment Office CAMA Card							



Return to
United Financial Settlement Services
210 N State St
Suite 5
Clarks Summit PA 18441

Sally A. Steele, Esquire
70 Hollowcrest Road
Tunkhannock, PA 18657

2166-18657
2166-18657
2166-18657

This Deed,

Made the 10 day of May in the year of our Lord two thousand and eight (2008)

Between DAVID E. MORRISON and CYNTHIA A. MORRISON,
his wife, of Lake Winola, Wyoming County, Pennsylvania;

-GRANTOR(S)-

AND

MICHAEL C. MARABELL and Diana C.
MARABELL, his wife, of Tunkhannock, Wyoming County, Pennsylvania;

-GRANTEE(S)-

Witnesseth, that in consideration of Two Hundred Nineteen Thousand Nine Hundred (\$219,900.00) 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 and lot of land, situate and being in the Township of Tunkhannock, County of Wyoming and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a 50 foot wide private drive, said beginning point being North sixty-seven (67) degrees five (05) minutes East 294.61 feet from intersection of centerline of said private drive with the centerline of Shadow Brook Drive; thence along new division line through lands of Robert W. Stevens the following three courses: bearing (1) North nineteen (19) degrees twenty-six (26) minutes forty (40) seconds West 260.28 feet through an iron pin on line and party along stonewall to an iron pin corner; (2) North eighty (80) degrees eighteen (18) minutes thirty (30) seconds East 378.03 feet to an iron pin corner; and (3) South eighteen (18) degrees fourteen (14) minutes East 257.32 feet through an iron pin on line to the center of 50 foot wide private drive; thence along the centerline of said private drive the following four courses: bearing (1) South eighty-nine (89) degrees three (03) minutes West 103.66 feet; (2) South eighty-three (83) degrees twenty (20) minutes fifty (50) seconds West 67.91 feet; (3) South seventy-seven (77) degrees four (04) minutes West 91.44 feet; and (4) South seventy-one (71) degrees fifty-seven (57) minutes thirty (30) seconds West 111.78 feet to the place of beginning.

Excepting and Reserving the use of the northerly one-half of 50 foot wide right-of-way (Private Drive) leading to Shadow Brook Drive, centerline of which is the southerly boundary line of the above described parcel.



Document Number: 2008-2085

RECORDED WYOMING COUNTY, PA

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Together with the use of a 50 foot wide right-of-way (Private Drive) centerline of which is described as follows:

Beginning in the center of said 50 foot wide right-of-way (Private Drive), being the southwest corner of above described lot and being North sixty-seven (67) degrees no (00) minutes East 294.61 feet from intersection of centerline of said private drive with the centerline of Shadow Brook Drive; thence bearing North seventy-one (71) degrees fifty-seven (57) minutes thirty (30) seconds East 111.78 feet; thence bearing North seventy-seven (77) degrees four (04) minutes East 91.44 feet; thence bearing North eighty-three (83) degrees twenty (20) minutes fifty (50) seconds East 67.91 feet; thence bearing North eighty-nine (89) degrees three (03) minutes East 103.66 feet.

Surveyed July 1975 by Roland D. Hobbs, R.S. #16575-E.

Under and Subject to the reservations and restrictions as recorded in Deed Book 235, page 157.

Commonly known as 5 Golf Lane, Tunkhannock, Pennsylvania.

Further identified as Tax/Parcel ID# 26-058.0-154 in the office of the Township of Tunkhannock, County of Wyoming, State of Pennsylvania.

BEING the same lands conveyed to David E. Morrison, married, by deed of Morequity, Inc., dated December 18, 2007, and recorded in Wyoming County to Instrument Number 2007-5255.



Document Number: 2008-2085

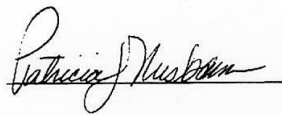
RECORDED WYOMING COUNTY, PA

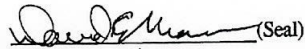
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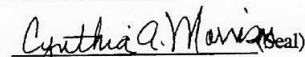
And the said Grantors Will Warrant Specially the property hereby conveyed

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

Signed, Sealed and Delivered
in the presence of




David E. Morrison (Seal)


Cynthia A. Morrison (Seal)

(Seal)

(Seal)

Commonwealth of Pennsylvania

:

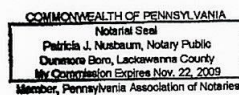
: SS;

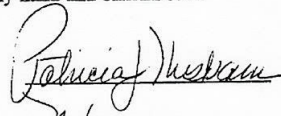
County of Wyoming

:

On this, the 6 day of May, A. D. 2008, before me, A Notary Public, the undersigned officer, personally appeared David E. Morrison and Cynthia A. Morrison, his wife, known to me (or satisfactorily proven) to be the persons 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.

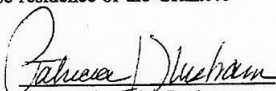




Title of Officer

I Hereby Certify, that the precise residence of the Grantees

5 Gdf Lane
Tunkhannock, PA 18657


United Financial Settlement
Services, Inc.

For Buyer



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, December 8th, 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 Michael C. Marabell and Diana C. Marabell. The property is selling in its "AS IS" condition is situated at 5 Golf Lane, in the City of Tunkhannock, County of Wyoming and State of Pennsylvania, Tax Map Number: 26-058.0-154-00-00-00 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) 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 (February 6, 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 5 Golf Lane, 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.



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 8th day of December, 2025, I do hereby approve and accept the above offer and agreement.

Sellers: _____ (SEAL)
_____ (SEAL)
_____ (SEAL)



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property address: 5 Golf lane, Tunkhannock, Pa 18657

Seller: Mike & Diana Marshall

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? Aug 2025

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

(3) Roof.

(A) Date roof was installed: 2008

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 X no ____ unknown

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

X Yes ____ No

If "yes," describe in detail: Drain in basement got backed up
once -

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

X Yes ____ No

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

Put new pipe in yard for water run off

(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 X No

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

____ Yes X No

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

____ Yes X No

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

____ Yes X 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 X No

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

____ Yes X No

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

____ Yes X 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? N/A



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? 1 year ago

(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 X No

If "yes," please explain: _____

(10) Heating and air conditioning.

(A) Type of air conditioning: ____ central electric

____ central gas ____ wall X none

Number of window units included in sale: YES

Location: Bedrooms

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

(C) Type of heating: X 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: X electric ____ gas

____ solar ____ other

If "other," please explain: _____

(F) If there are fireplaces in the Property, are they operational? X Yes ____ No

(G) Are you aware of any underground fuel tanks on the property? ____ Yes X 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 of any problems or repairs needed in the electrical system?

____ Yes X 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: 1
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 4 Number

Location: Bed Rooms, Living Room

(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 X 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 X No

(B) To your knowledge, has the property been tested for any hazardous substances?

____ Yes X No

(C) Do you know of any other environmental concerns that might impact upon the property?

____ Yes X 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 X no ____ unknown

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

____ Yes X 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 X no

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

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

_____ yes X 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 Michael P. Marabell DATE 10-24-2025

SELLER Diana C. Marabell DATE 10/24/2025
Diana C. Marabell (10/24/2025 10:00:00 AM)

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.