

Introducing Your New Home!

401 Matilda Avenue, Lemont, PA 16851

SELLERS RELOCATING!! Check this out!!



**Move in
Ready**



Sealed Bid Auction

**Bids Received Through December 15
(Seller reserves the right to accept
any bid at anytime)**



Tammy Miller, CAI, BAS ♦ Auctioneer ♦ 814-360-4031

TAMMY MILLER AUCTIONS, LLC ♦ PA LIC# AY002197

1172 Ghaner Road, Port Matilda, PA 16870

Tammy@TammyMillerAuctions.com ♦ TammyMillerAuctions.com

Dear Prospective Buyer:

Tammy Miller Auctions would like to introduce you to this beautiful home located at 401 Matilda Avenue, Lemont, PA.

We are committed to providing you with comprehensive information on each property that we sell. Our staff is readily available to assist you with any questions you may have regarding the property or the bidding process. We want to ensure your complete confidence in our company and the auction process.

If you have any questions:

Please call us at 814-360-4031, or

E-mail at Tammy@TammyMillerAuctions.com, or

Visit us online at www.TammyMillerAuctions.com.

Thank you for your interest in this beautiful home.

We look forward to your participation in this auction.

Disclaimer: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct but not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspections of property records. Any other terms and conditions will be announced day of auction and take precedence over printed materials. Owner & Auctioneers are not responsible, nor will be held liable in the event of any accident.

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THANK YOU!	Back Cover



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DISCLAIMER

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TERMS AND CONDITIONS

BUYER'S PREMIUM – REAL ESTATE ONLY

A 3% Buyer's Premium will be added to the final bid to establish the final sales price.

BIDDING

All bidders should present a bank letter of guarantee or otherwise be approved by the Auctioneer to qualify to bid.

DEPOSIT

The high bidder will be required to place a bid deposit equal to at least \$10,000, payable by cashier or certified check (made payable to Tammy Miller Auctions), or cash.

CONTINGENCIES

The property is being sold with NO contingencies other than the sellers must provide a clear and marketable title (a title search has been completed). This property is being sold "As is, Where is".

SALES CONTRACT

A copy of the sales contract is included in this Bidder's Package. The successful high bidder will be required to sign a Real Estate Purchase Agreement immediately upon conclusion of the bidding.

TITLE INSURANCE

Title insurance may be available for purchase by the buyer at closing.

CLOSING

The closing shall take place no later than forty-five (45) days after the auction, at a mutually accepted closing authority.



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FEATURES INCLUDE

Kitchen

Huge eat-in open floor plan kitchen 22 X 28 - includes a 12 X 19 addition - features granite counter tops, 2 sinks, Whirlpool refrigerator (approx. 2 yrs.), Bosch dishwasher (approx. 2 yrs.), Jenn-Air cook top with griddle and grill, large double pane low E windows to bring in a lot of natural light, radiant heat in floor.

Bedroom Level

- **Master Bedroom** - 13 X 17 plus 2 closets (one walk-in and one cedar) w/hardwood floor & bath
- **Bedroom 2** - 13 X 15 includes closet w/ new carpet
- **Bedroom 3** - 10 X 11 plus closet w/ new carpet
- **Bedroom 4** - 10 X 11 includes closet w/hardwood floor
- Full bath 10 X 7 with built-in storage and hamper
- Hall closets

Living Room

- Measures 14 X 20
- Stone fireplace 6 X 8
- Open design
- A lot of built-in storage, closets

Entry level

- 12 1/2 X 15 PLUS an 11 X 7 alcove area
- 1/2 bath
- Basement with a lot of storage 22 X 27 (incl. washer and dryer)
- Two car attached garage 14 X 18 with 14 1/2 opening AND 14 X 8 workshop
- Two beautiful decks - 16 X 25 and 12 X 12

ADDITIONAL INFORMATION

This is a beautiful split level home with mid-century design! **Less than 3 miles to Penn State and State College!**

2017 TAXES - \$3,968.66
(\$383.52 + \$556.81 + \$3,028.66)

UTILITIES - Approx. Monthly
Average for 12 month period

Oil - \$130.00
Electric - \$50.00
Garbage - \$16.00
Water/sewer - \$48.00

ZONED: Residential

LOT SIZE: .35 acre

NOTE:

Broker/agent participation welcome.
See our website for **REQUIRED**
specific details.

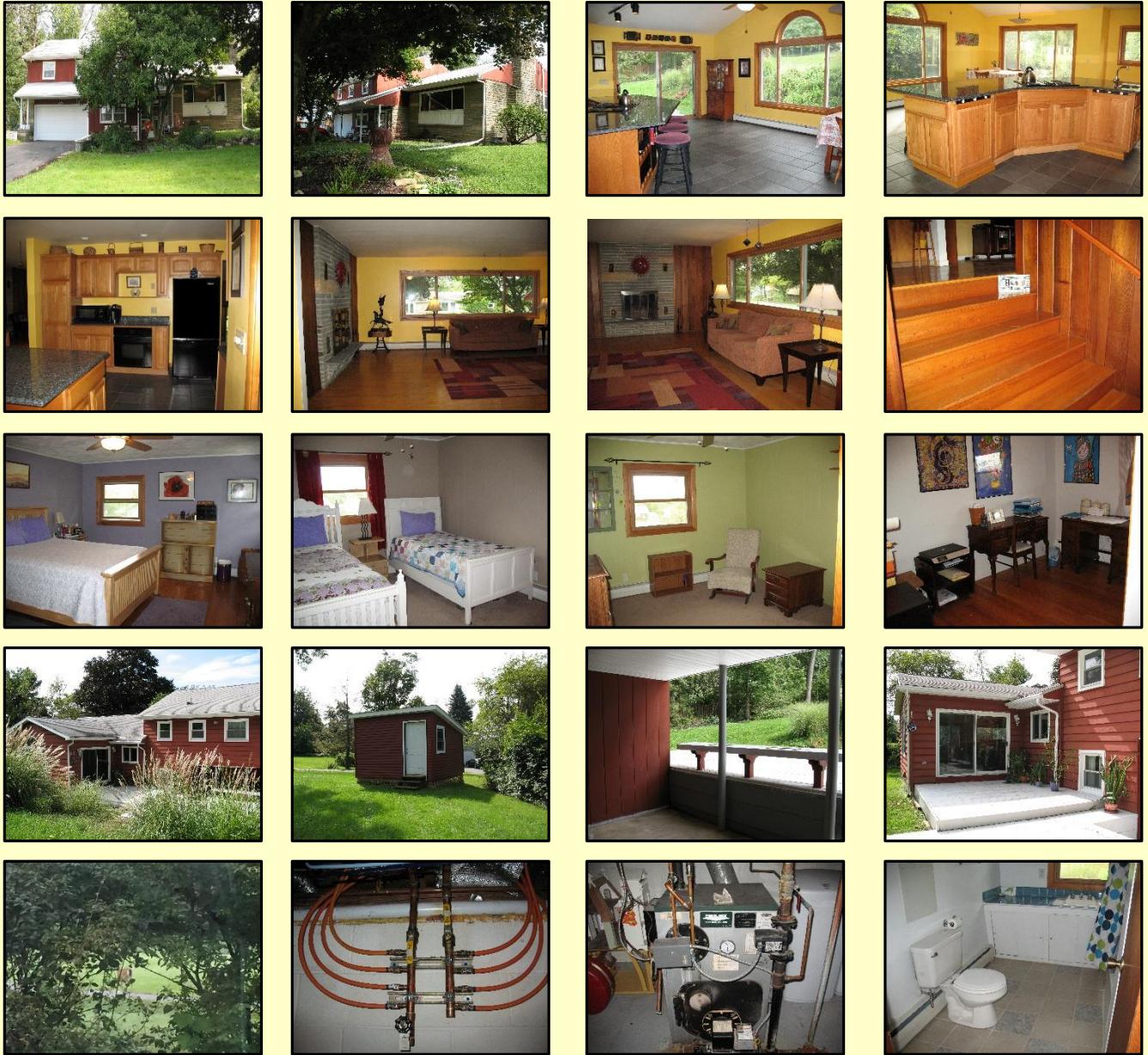
A full photo gallery can be found online at: www.TammyMillerAuctions.com



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Real Estate Sealed Bid Form

Home located at 401 Matilda Ave., Lemont, PA 16851

Auction Property Description

Name

Address

Phone #

E-Mail

I/We hereby bid \$ _____ for the above referenced property. I/We agree to pay a minimum of \$10,000 as deposit money on the date of the acceptance of the high bid, if I am the successful bidder(s).

A three percent (3%) Buyer's Premium will be added to the accepted bid to establish the final sales (contract) price. I/We have received, read, and understand the terms and conditions of this offer (see page 2). **The property is being sold with NO contingencies other than the sellers must provide a clear and marketable title. This property is being sold "As is, Where is".**

Bidding Eligibility: All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein.

Signature 1

Date

Printed Name 1

Signature 2 (if applicable)

Date

Printed Name 2 (if applicable)



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Real Estate Sealed Bid Form Terms & Conditions

Written sealed bids must be submitted on the Real Estate Sealed Bid Form by mailing or delivering to Tammy Miller Auctions, 1172 Ghaner Road, Port Matilda, PA 16870, or e-mail to Tammy@TammyMillerAuctions.com. Bid forms should include the bidder's name, address, phone number and amount of bid. Sealed bid deadline is December 15, 2018.

It is the bidder's sole responsibility to ensure that their Real Estate Sealed Bid Form is received by Tammy Miller Auctions before the auction closing. No verbal bids will be accepted.

Review of Sealed Bids: All sealed bids will be opened and reviewed by Tammy Miller Auctions and Seller. At the time of acceptable offer, the Seller and Buyer will immediately enter into a Purchase Agreement. If no acceptable offers have been made, or there are multiple bids for the same amount, the top bidders, up to three (3) bidders, will be notified to submit their best and final offer. Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects in the Real Estate Sealed Bid Form.

Bidder Participation: By submitting a sealed bid to purchase the subject property, Bidder agrees to participate and be bound by the Terms and Conditions.

A three percent (3%) Buyer's Premium will be added to the accepted bid to establish the final sales (contract) price.

The Buyer will have three (3) business days after the receipt of the Real Property Purchase and Sales Agreement to sign and return the Real Property Purchase and Sales Agreement with no contingencies with a cashier's check (nonrefundable) equal to a minimum of \$10,000, made payable to Tammy Miller Auctions. Closing date of the sale will be on or before 45 days after the execution of a signed Real Property Purchase and Sales Agreement, at a mutually accepted closing authority.

There are no contingencies. This property is being sold AS IS, WHRE IS with all faults, if any. No warranty as to condition or suitability for any purpose is expressed or implied. Buyer shall rely solely on their own information, judgement and inspection of the property and records. Buyer pays all closing costs and any other cost pertaining to this sale. Seller will pay pro-rated taxes at closing. There is no financing contingency.

Bidding Eligibility: All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein.

Bidder also understands that Tammy Miller Auctions is exclusively representing the Seller in the sale of this property.

Each Real Estate transaction requires a **non-refundable** down payment to be made at the time the property is struck down (sold). The following methods are the only methods accepted by Tammy Miller Auctions unless otherwise approved.

1 – CASH

2 – Certified or Cashier’s Check – made payable to the prospective bidder

3 – With prior approval, a notarized Letter of Guarantee from the bank may be accepted (sample below)

Letter of Guarantee

Date: (Date of letter)

To: Tammy Miller Auctions
1172 Ghaner Road
Port Matilda, PA 16870

Re: (Customer requesting letter of credit)

This letter will serve as your notification that (Name of the Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of (\$,XXX,XXX.XX).

Drawn on account # (Customer’s account number).

This guarantee will apply only to Tammy Miller Auctions for purchases made (Date of the Sale) only. NO STOP PAYMENTS WILL BE ISSUED.

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer

Title

Bank & Location

Office Phone #



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REAL PROPERTY PURCHASE AND SALES AGREEMENT

Tammy Miller Auctions

Tammy A. Miller, Auctioneer

1172 Ghaner Road, Port Matilda, PA 16870

PA Lic. # AY002197

(814) 360-4031

RECEIVED of the undersigned buyer ("Buyer") the sum of _____ as non-refundable deposit (the "Deposit") for the purchase of the following described real estate (the "Property"):

**Home located at 401 Matilda Avenue, Lemont, PA 16851
Identified in Centre County as parcel 19-011-,073-,0000-**

Successful High Bid Amount = \$ _____

Plus: Buyer's Premium Of Three Percent (3%) = \$ _____

Total Purchase Price = \$ _____

Minus Deposit Received = \$ _____

Balance Due = \$ _____

The undersigned seller ("Seller") covenants and agrees to sell and convey the Property by good and sufficient Special Warranty Deed to Buyer, or Buyer's assignee (Buyer, however, shall not be released from Buyer's obligations as set forth herein), and Buyer covenants and agrees to purchase the Property per the following terms of sale and consideration:

1. The closing contemplated hereby shall take place on or before forty-five (45) days from the date of this Auction. Closing services shall be provided by a settlement company or attorney of mutual consent between the Seller and Buyer.
2. The Deposit shall be held by Tammy Miller Auctions ("TMA") and shall be considered a part of the total purchase price as indicated above. This amount represents all or part of the total Buyer's Premium earned by and to be paid by Buyer to TMA, equal to the Buyer's Premium amount stated above. The balance due from Buyer over the deposit collected will be paid to TMA by Buyer on or before the closing date.
3. Possession shall be given at closing.
4. All real estate taxes, utilities, and maintenance fees/association dues for the current year shall be prorated as of the date of closing. Any unpaid taxes for prior years shall be paid by Seller. Rents, if any, shall be prorated.

5. Title shall be conveyed subject to all restrictions, easements, and covenants of record and subject to any zoning ordinances, regulations and laws of governmental authorities. At closing, settlement and payment of the balance of the purchase price shall be made in cash or by cashier's check upon presentation of a Special Warranty Deed with usual covenants and conveying a good and merchantable title. Seller shall furnish a title search covering the Property as required by any of the major title companies for the issuance of a title policy. In the event of controversy regarding title, a title insurance policy covering the Property, issued by one of said title insurance companies for the purchase price plus the Buyer's Premium, shall constitute and be accepted by Buyer as conclusive evidence of good and merchantable title.
6. A title search has been conducted on this property by Nittany Abstract Company and interpreted by real estate attorney Lindsay Covalt (Nittany Settlement Company, 218 West Hamilton Avenue, State College, PA 16801, phone (814) 238-0098), who indicated no mortgage, no judgments, no UCC and no tax liens - 2017 taxes have been paid). This report has been made available to the seller and prospective buyers.
7. If this Contract is breached by the Seller, Buyer shall have the right to affirm this Contract and enforce its specific performance or require the immediate return of the Deposit and recover full damages for its breach. If the Seller breaches this Contract, Seller shall pay the contract stated commission to TMA and any amounts due pursuant to any other agreement between TMA and Seller, plus all costs of collection, including attorney fees.
8. If Buyer breaches this Contract, Seller shall have the right to declare this Contract canceled and recover full damages for its breach or to elect to affirm this Contract and enforce its specific performance. The Deposit shall be retained by TMA.
9. Seller shall pay for attorney fees for legal services performed for the seller prior to the date hereof, preparation of the Warranty Deed and the title search. Buyer shall pay the recording fee and transfer tax on the Warranty Deed, title insurance, survey and all costs and expenses relative to any loan facilitating the purchase of the Property. Each party shall pay its respective attorney fees.
10. **The property SHALL BE CONVEYED AND ACCEPTED in "As Is" condition at Closing. Except as expressly set forth in this CONTRACT, neither Seller, nor Seller's agent, nor TMA, has or will make any warranties or representations of any kind or character, expressed or implied, with respect to the Property, including, without limitation, any warranty or representations to the HABITABILITY, DESIGN, QUALITY, MERCHANTABILITY, CONDITION, ENVIRONMENTAL STATUS, MATTERS OF SURVEY OR FITNESS for any particular purpose, all of which are expressly disclaimed.** Except for the warranties and representations expressly set forth in this Contract, Buyer is relying solely on its own expertise and information. Buyer has conducted such investigations and inspections of the Property as it deemed necessary and/or appropriate and shall rely upon the same.
11. Buyer and Seller explicitly covenant one with the other to relate to one another, in all matters concerning this Contract, in good faith and with fair dealing.
12. This Contract shall be governed by the laws of the Commonwealth of Pennsylvania, Any litigation concerning this Contract shall exclusively be brought in the state circuit court in the county where the Property is located. The prevailing party in any litigation concerning this Contract shall be entitled to recover its reasonable attorney's fees from the non-prevailing party.
13. This Contract contains the entire agreement of the parties relating to the subject matter hereof and shall not be changed except by their written consent, and shall be binding on the parties' successors and assigns.

Seller Signature

Date

If applicable, Representative of (Comp, Bus.)

Seller Signature

Date

If applicable, Representative of (Comp., Bus.)

Mailing Address

City, State, Zip

Phone Number

E-mail

Buyer Signature

Date

If applicable, Representative of (Comp, Bus.)

Buyer Signature

Date

If applicable, Representative of (Comp., Bus.)

Mailing Address

City, State, Zip

Phone Number

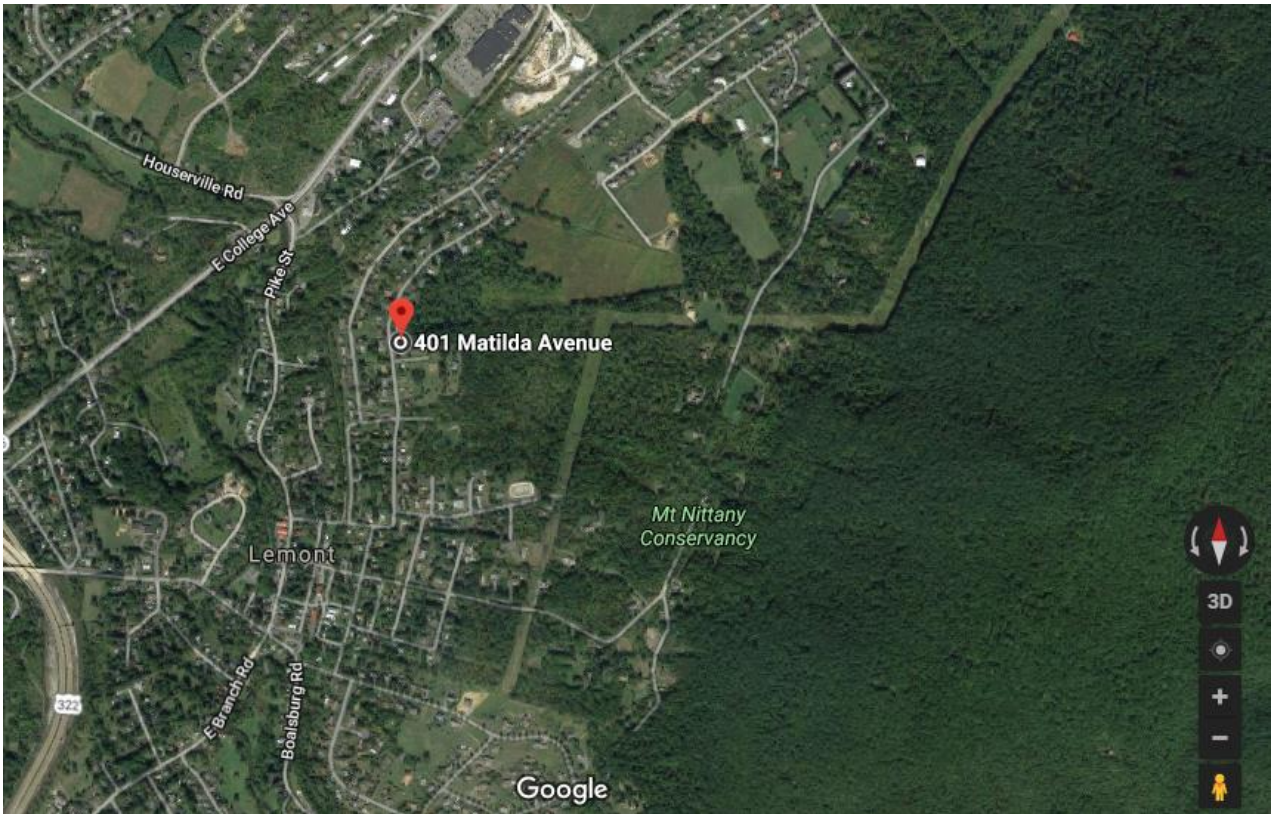
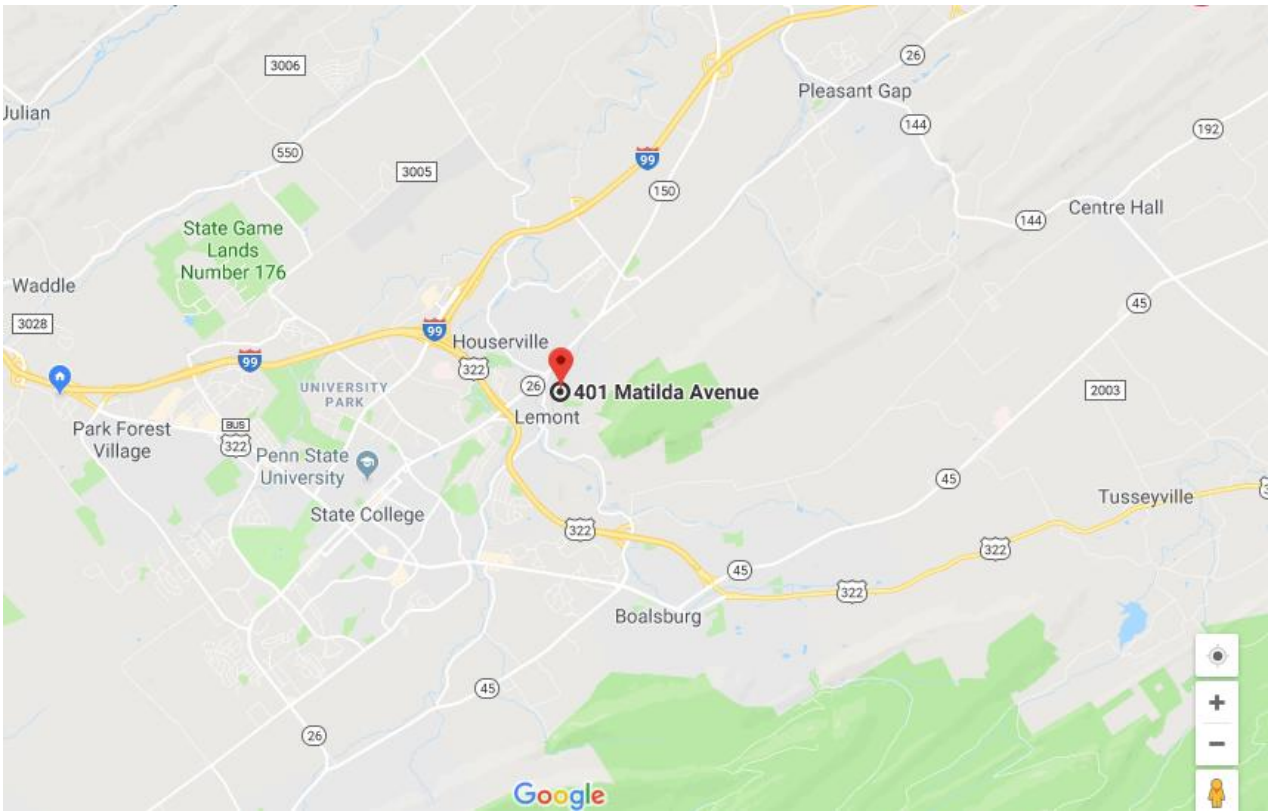
E-mail

Receipt of the Deposit is hereby acknowledged:

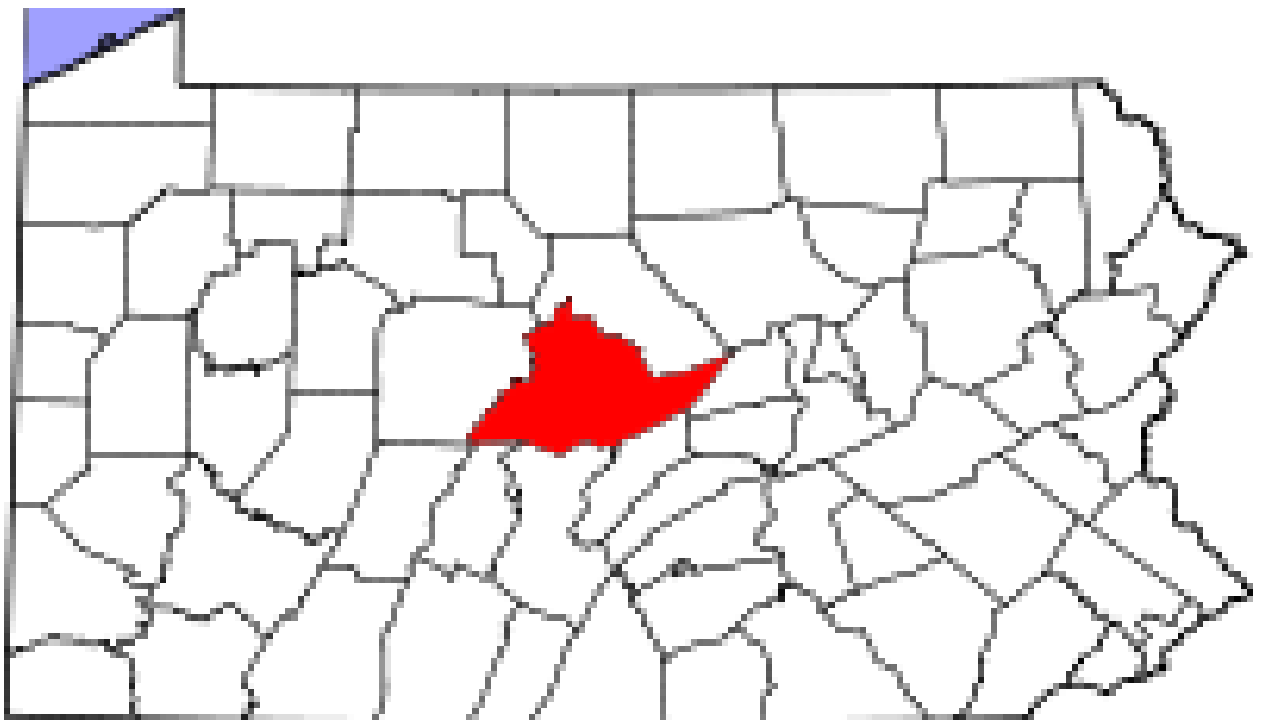
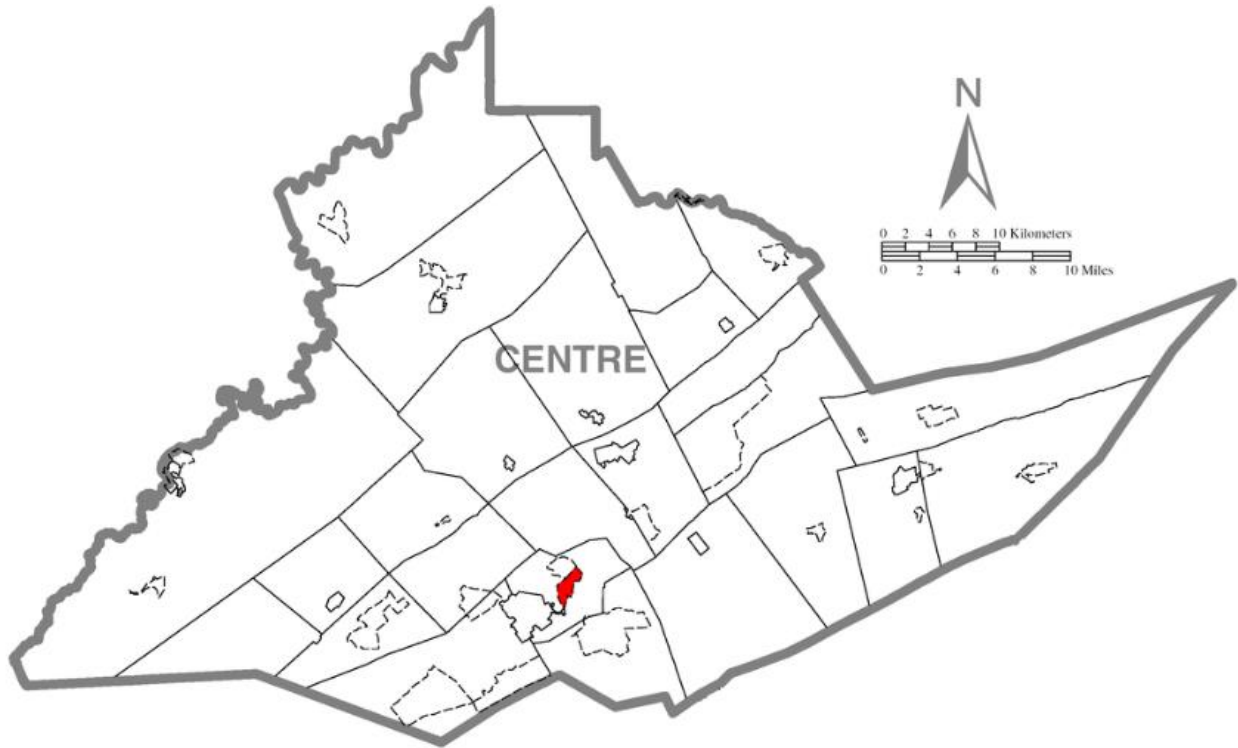
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PA Lic. # AY002197
(814) 360-4031

By: _____

Date



FOR INFORMATION ONLY



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 <p>Location in Pennsylvania and the United States</p> <p> <input checked="" type="radio"/> Show map of Pennsylvania <input type="radio"/> Show map of the US <input type="radio"/> Show all </p> <p>Coordinates:  40°47'29"N 77°51'31"W</p>	
Country	United States
State	Pennsylvania
County	Centre
Incorporated	August 29, 1896
Government	
• Mayor	Don Hahn
Area ^[1]	
• Borough home rule municipality	4.56 sq mi (11.80 km ²)
• Land	4.56 sq mi (11.80 km ²)
• Water	0.00 sq mi (0.00 km ²)
Elevation	1,154 ft (352 m)
Population (2010) ^[2]	
• Borough home rule municipality	42,034
• Estimate (2016) ^[3]	41,992
• Density	9,216.86/sq mi (3,558.34/km ²)
• Urban	87,454 (US: 335th)
• Metro	MSA: 158,742 (US: 257th) CSA: 236,577 (US: 124th)
Time zone	UTC-5 (EST)
• Summer (DST)	UTC-4 (EDT)
Zip	16801, 16802, 16803, 16804, 16805
Area code	814
FIPS code	42-73808
School district	State College Area School District
Website	Borough of State College

 <p>Location within the U.S. state of Pennsylvania</p> <p>Coordinates:  40°48'36"N 77°49'5"W</p>	
Country	United States
State	Pennsylvania
County	Centre
Township	College
Area	
• Total	1.27 sq mi (3.28 km ²)
• Land	1.27 sq mi (3.28 km ²)
• Water	0.0 sq mi (0.0 km ²)
Elevation	1,046 ft (319 m)
Population (2010)	
• Total	2,270
• Density	1,792/sq mi (691.9/km ²)
Time zone	UTC-5 (Eastern (EST))
• Summer (DST)	UTC-4 (EDT)
ZIP code	16851
Area code(s)	814

About the Company

Tammy Miller Auctions is a full service auction company “Providing solutions for moving forward” in life. We specialize in commercial and residential real estate auctions and fundraising/benefit auctions.

Unlike other real estate methods, auctions utilize a team approach to selling property. Our real estate sales staff serve as project managers and oversee all the details to ensure customers’ needs are met. At the core of any auction is the marketing and advertising team that is challenged with bringing qualified buyers together to compete for real estate. From print advertising and telemarketing to Internet advertising and open houses, Tammy Miller Auctions uses the talents of every team member to ensure success on auction day.

As part of the National Auctioneers Association (NAA) and the Pennsylvania Auctioneers Association (PAA) we are part of an International, National and State network of top quality auctioneers, ready to serve you with the utmost of care and consideration.

Let’s work together to get your property “SOLD”!

PROFESSIONALS in the Auction Industry, including being part of National and State organizations to help sell your property.

AWARD-WINNING MARKETING TEAM that reaches the right buyers.

SOLID ADVERTISING STRATEGIES that provide maximum impact.

COMPETITIVE EDGE with credentials and professional associations.

VARIOUS BIDDING OPTIONS including sealed-bid, online bidding, and public outcry bidding.

INNOVATIVE E-MAIL & INTERNET tools to target tech savvy buyers & investors.



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AUCTION	Other Methods
Sales price set by assembled bidders and accepted or rejected by the sellers. Bidders compete with each other.	Asking price is set by the seller. The purchaser negotiates the asking price down. Competition is eliminated
Intensive custom advertising campaigns reach a greater number of potential buyers and generate quicker decision making.	Purchaser is exposed to minimal advertising and, with no sales date there is no sense of urgency.
Property is sold at true market value.	Property is sold at buyer-negotiated price without the benefits of competition.
Bidders are pre-qualified therefore eliminating lost time and ensuring the property will sell.	Potential loss of sale due to marketing to unqualified prospects.
Seller sets sale terms with pre-determined sales date.	Buyer negotiates sale terms with indefinite sales date.
No negotiating. No contingencies.	Based solely on cumbersome negotiations.
Property under contract in minutes and closed in 30 days (60 days for commercial properties).	Time consuming process with contractual terms under pressure of the purchaser.

SPEED OF THE PROCESS TO REDUCE COSTS

Once a seller has chosen to auction a property, a date is set approximately 6 weeks out providing no long listing periods compared to other listing methods. This process reduces costs the seller would have incurred during the time a property is on the market.

PROPERTY SOLD WITH NO CONTINGENCIES

All properties sold by Tammy Miller Auctions are sold “as is, where is” condition. Potential buyers are given ample time to inspect the properties prior to the auction. There are no worries on contingencies holding up the closing process – financial or otherwise.

SELLERS KNOW WHEN THEIR PROPERTY WILL SELL

Knowing precisely when a property will sell can relieve the stress that often comes with traditional forms of sales. Most properties are sold within an hour!

COMPREHENSIVE MARKETING

With auctions, the traditional 6-12 month real estate sales process is compressed into 4-6 weeks. This time difference allows us to put together a comprehensive, fast-paced marketing campaign to save money and provide maximum impact.

UNLIMITED PRICE CEILING

Competition among bidders at auction is one of the only sales methods where buyers keep raising the bid. This is in contrast to other methods where buyers negotiate the asking price down.

LIMITED NEGOTIATIONS

Comprehensive bidding takes the seller out of the negotiations process. The bidders negotiate with each other until the high bidder is revealed. At that point, the real estate agreement is signed and the closing is set.



Join us on Facebook – TammyMillerAuctions
AuctionZip.com (Auctioneer Directory or ID #33330)



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ABSOLUTE VS. RESERVE AUCTION: WHICH IS BEST?

The surest way to create a sale is to auction **absolute**. Absolute auctions are advertised as selling regardless of price, which typically generates much greater interest among qualified buyers. This results in greater auction attendance and the property realizing its greatest potential. No one interested in your property will miss an absolute auction.

The alternative is to sell with a **reserve**, where a confidential reserve price is established and the seller has the right to accept or reject the highest bid, if it falls below the reserve. If the reserve method is chosen, it is imperative that the reserve price be realistic.

WHAT TYPES OF PROPERTY DO YOU SELL?

We auction all types of real estate from single family homes, land, commercial and industrial buildings, vacant properties, high-end estates, condominiums and ongoing businesses.

WHO PAYS THE AUCTIONEER FEES?

This is determined by the seller and Auctioneer in the original contract and the buyer's responsibility, if any, if outlined in the Terms & Conditions governing the auction. The seller is responsible for a marketing fees.

WHAT CAN I EXPECT DURING THE MARKETING CAMPAIGN?

Our marketing staff will be working diligently from the date you sign the auction agreement to develop and implement every aspect of your marketing campaign. Your project manager will be working with all prospective bidders, generating leads, and will also be available to answer any questions or concerns during the process.

I'M NOT IN FINANCIAL TROUBLE, WHAT WILL PEOPLE THINK IF I AUCTION MY PROPERTY?

There are great differences in the marketing and public image of a voluntary auction, such as ours, versus a distressed property auction. Our auctions are positive, enthusiastic events designed to generate competitive bidding to secure the highest possible market price for your property. The vast majority of our sellers are people just like you who are serious about selling and want to avoid the lengthy sales process of other methods.

MY PROPERTY IS PRICED BELOW THE MARKET, WHAT HAPPENS IF I CHOOSE THE AUCTION METHOD?

Often we find that price is not the primary reason for a property not selling. Inadequate traffic leading to insufficient interest is the primary cause for a property becoming "stale" on the market. The auction process is the best way to revive interest in the property.



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Our Client Services Include...

- Business Consulting***
- Property Photography***
- Property Research***
- Marketing & Design***
- E-Commerce (web advertising and much more...)***
- Direct Mail***
- News & Media Relations***
- Property Closing Coordination***
- Auction/Sales Events***
- On-line Bidding***



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We Offer Local & Global Auction Services

“Providing Solutions for Moving Forward”

**Call us TODAY at
814-360-4031**

*Visit www.TammyMillerAuctions.com.
We will be adding new properties and auctions!*

*THANK YOU! We appreciate your time at this auction and look forward to assisting
you in selling/purchasing your next property.*

