

# Introducing Your New Home!

1055 Lincoln Avenue, Tyrone, PA 16686



**Preview SUNDAY, JULY 30**

**NOON – 3 PM**

**Selling to the highest acceptable bidder on  
THURSDAY, AUGUST 10 at 9 AM**



**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

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Dear Prospective Buyer:

Tammy Miller Auctions would like to introduce you to this beautiful home located at 1055 Lincoln Avenue in Tyrone, PA.

Tammy Miller Auctions is 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](mailto:Tammy@TammyMillerAuctions.com), or

Visit us online at [www.TammyMillerAuctions.com](http://www.TammyMillerAuctions.com).

Thank you for your interest in this beautiful home.

We look forward to your participation in this auction.

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**DISCLAIMER**

All information included herein was derived from third party sources believed to be correct, but it is not guaranteed by Tammy Miller Auctions nor any of its affiliates. Graphics are approximate. All announcements made by the Auctioneer on auction day supersede any and all printed materials, advertisements or brochures, including the contents of this package. Owner & Auctioneers are not responsible, nor will be held liable in the event of any accident.

**TERMS AND CONDITIONS**

**BUYER'S PREMIUM – REAL ESTATE ONLY**

A 10% 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 ten percent (10%) of the final bid.

**CONTINGENCIES**

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".

**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 thirty (30) days after the auction, at a mutually acceptable closing authority.



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**FIRST FLOOR:**

- Large Front Room (15 X 17) with window seat alcove and floor to ceiling front windows
- Large Living Room (14 X 19) features large alcove windows and French doors leading into dining room
- Dining Room (19 X 14) features built in elaborate buffet with leaded glass windows and shelves
- Kitchen (13 X 12)
- Pantry (9 X 8) with storage closet
- Half bath
- Beautiful parquet wood floors
- Stained Glass windows
- 12' ceilings

**SECOND FLOOR:**

- FOUR bedrooms (all with closets and storage box on floor)
- One single bedroom and option of three adjoining rooms
- Bedroom 1 (12 X 12)
- Bedroom 2 (17 X 13)
- Bedroom 3 (19 X 13), two closets, partial cedar
- Bedroom 4 (15 X 15) Large hallway with additional storage
- Full Bath (10 X 6) , tub, shower, and storage
- Full laundry room (12 X 10) with ample storage and additional stairway to first floor kitchen
- Skylights

**THIRD FLOOR:**

- Bedroom (12 X 13)
- Full bathroom (5 X 6) with claw foot tub
- Ample storage
- Two large unfinished attic rooms
  - (21 X 8) with "L" offset, 14' wide
  - (21 X 21) A frame style

**GARAGE:** Two car detached brick garage (24 X 26) with alley access and door openers with room for workbench

Fenced in yard

**ADDITIONAL INFORMATION**

**2017 TAXES:**

County	\$362.09
Boro	\$256.99
School	<u>\$725.11</u>
<b>TOTAL</b>	<b>\$1,344.19</b>

UTILITIES: Approx. Monthly Average for 12 month period

Gas = \$117  
 Electric = \$54  
 Garbage = \$16  
 Water/sewer = \$52

NEW ROOF in 1999

**ZONED:** Residential

**LOT SIZE:** 40' X 165'

**NOTE:**

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

A full photo gallery can be found online at: [www.TammyMillerAuctions.com](http://www.TammyMillerAuctions.com)

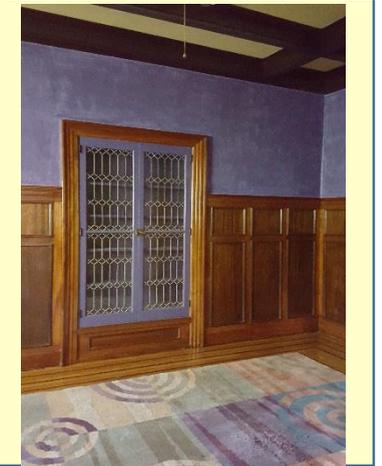
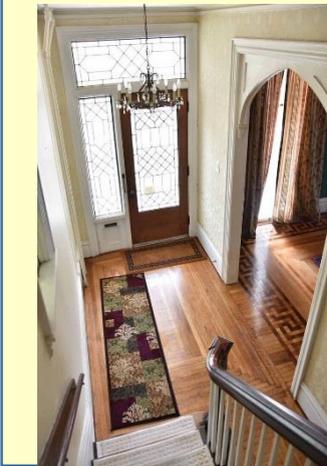


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Each Real Estate transaction requires a **non-refundable** down payment to be made at the time the property is struck down (sold). The following methods are the only methods accepted by Tammy Miller Auctions, LLC unless otherwise approved by Tammy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

**1 – CASH**

**2 – Certified or Cashier’s Check made payable to Tammy Miller Auctions, LLC**

**3. Personal check accompanied by a Bank Letter of Guarantee (see sample below).**

**Letter should read as follows and be signed by an officer of the bank:**

Letter of Guarantee

Date: (Date of letter)

To: Tammy Miller Auctions, LLC  
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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**REALTY PURCHASE AND SALES AGREEMENT**

**Tammy Miller Auctions, LLC**

**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"):

\_\_\_\_\_  
\_\_\_\_\_

<b>Bid Amount</b>	= \$ _____
<b>Plus: Buyer's Premium Of Ten Percent (10%)</b>	= \$ _____
<b>Total Purchase Price</b>	= \$ _____
<b>Minus Deposit Received</b>	= \$ _____
<b>Balance Due</b>	= \$ _____

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. All cash, of which the Deposit is part, at closing. The Deposit shall be held by Tammy Miller Auctions ("TMA") and shall be considered a part of the Buyer's Premium earned by and to be paid by Buyer to TMA.
2. The closing contemplated hereby shall take place on or before thirty (30) 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.
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. If the title is not good and cannot be made good within thirty (30) days after written notice has been given to Seller that the title is defective, specifically pointing out the defects, then the Deposit shall be returned to Buyer and this Contract shall become null and void unless Buyer elects to accept the defective title. In the event the time needed to correct said defaults extends beyond the aforesaid time to close, the time to close shall be extended as reasonably necessary. If this Contract is otherwise breached by 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. In any event, if title is not so made good or Seller otherwise breaches this Contract, Seller shall pay the Buyer's Premium to TMA and any amounts due pursuant to any other agreement between TMA and Seller, plus all costs of collection, including attorney fees.
7. 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 to the extent of the Buyer's Premium with any excess to be paid to Seller.
8. 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.
9. **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.
10. 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.
11. This Contract shall be governed by the laws of the state where the Property is located. 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.
12. 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

Buyer Signature

\_\_\_\_\_ Date

Mailing Address

\_\_\_\_\_

Mailing Address

\_\_\_\_\_

City, State, Zip

\_\_\_\_\_

City, State, Zip

\_\_\_\_\_

Phone Number

\_\_\_\_\_

Phone Number

\_\_\_\_\_

E-mail

\_\_\_\_\_

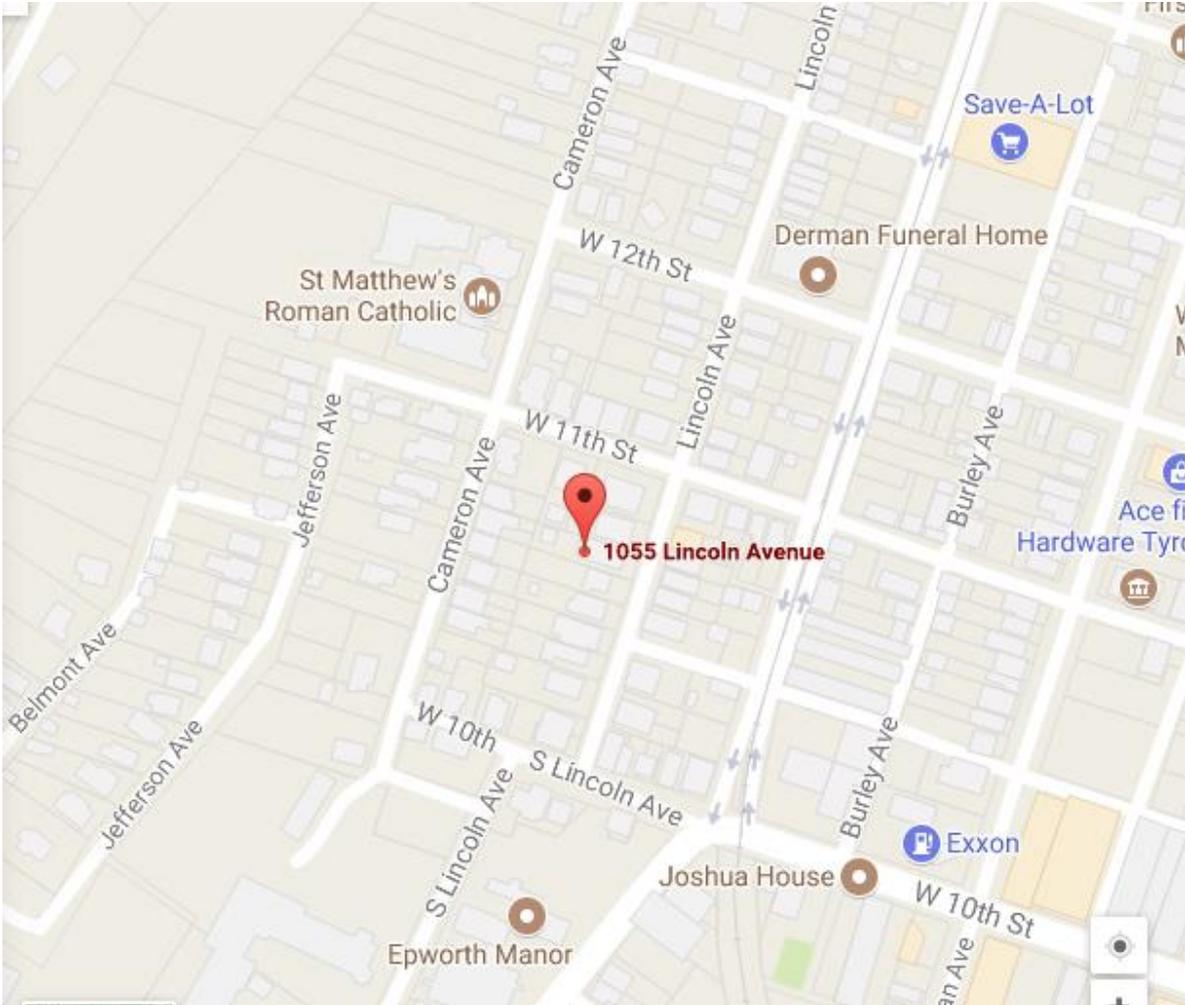
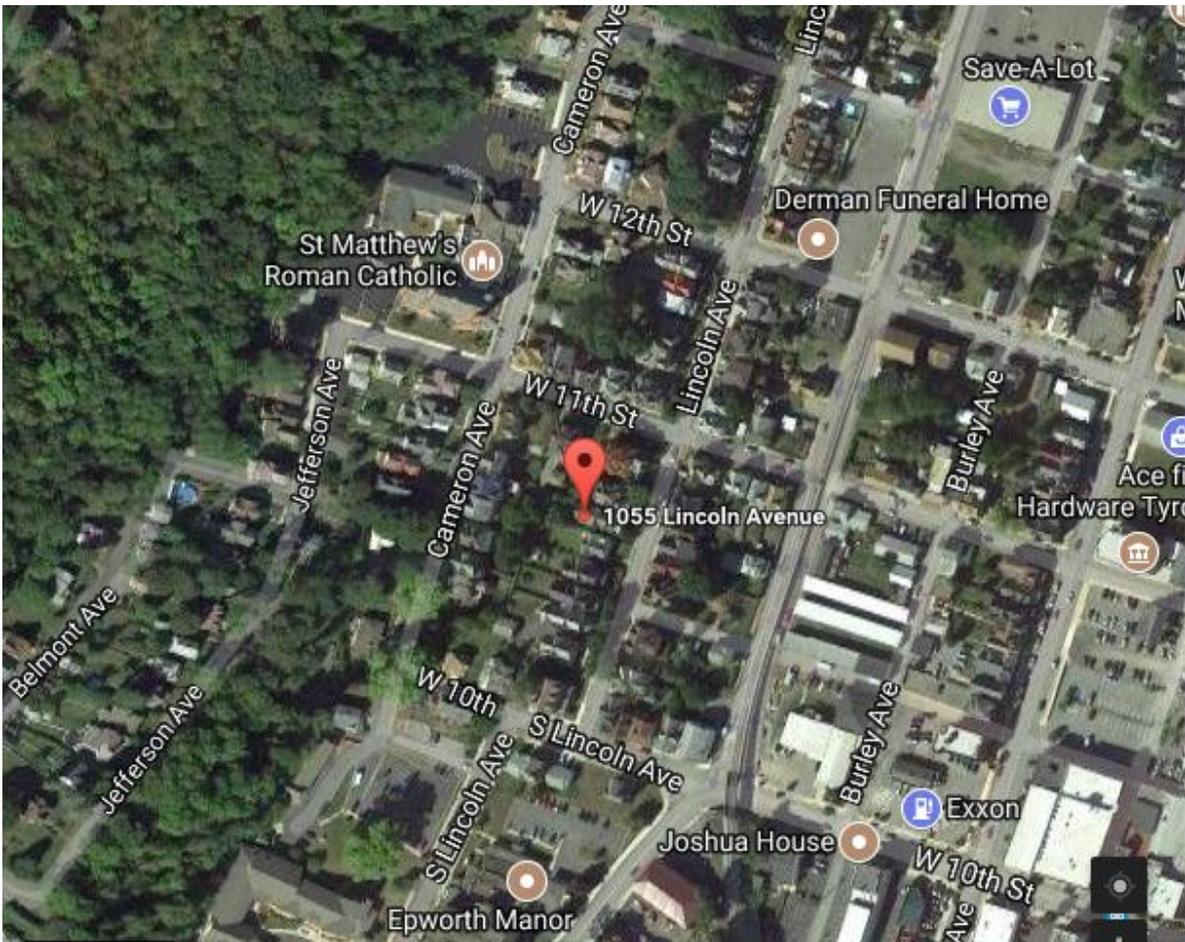
E-mail

\_\_\_\_\_

*Receipt of the Deposit is hereby acknowledged:*

Tammy Miller Auctions, LLC  
Tammy A. Miller, Auctioneer  
1172 Ghaner Road, Port Matilda, PA 16870  
PA Lic. # AY002197  
(814) 360-4031

By: \_\_\_\_\_ Date



## FOR INFORMATION ONLY



## Blair County, Pennsylvania

Pennsylvania

Blair County is a county located in the U.S. state of Pennsylvania. As of the 2010 census, the population was 127,089. Its county seat is Hollidaysburg. The county was created on February 26, 1846, from parts of Huntingdon and Bedford Counties. [Wikipedia](#)

**Area:** 527 mi<sup>2</sup>

**Founded:** February 26, 1846

**Population:** 126,314 (2013)

**County seat:** [Hollidaysburg](#)

**Colleges and Universities:** [Penn State Altoona](#), [More](#)



## Tyrone

Pennsylvania

Tyrone is a borough in Blair County, Pennsylvania, 15 miles northeast of Altoona, on the Little Juniata River. Tyrone was of considerable commercial importance in the twentieth century. [Wikipedia](#)

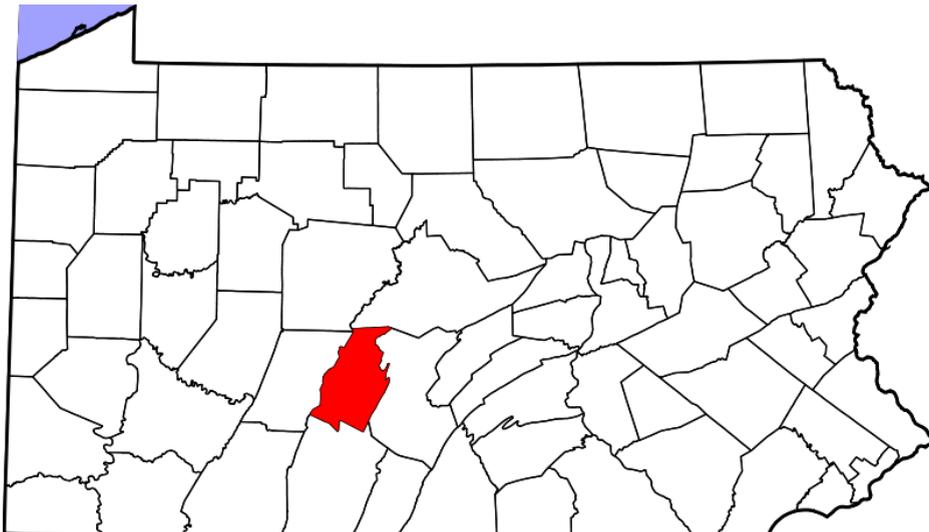
**Weather:** 84°F (29°C), Wind W at 8 mph (13 km/h), 49% Humidity

**Zip code:** 16686

**Settled:** 1851

**Population:** 5,380 (2014)

**Mayor:** [William Fink](#)



## ***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 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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<b>AUCTION</b>	<b>Other Methods</b>
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 6-8 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?**

The buyer pays the auction fees in the form of a buyer's premium that is added to the winning bid to determine the final sales price. This is in the Terms and Conditions that govern the auction.

The seller is responsible for a marketing fee which is less than the costs associated with traditional real estate methods.

**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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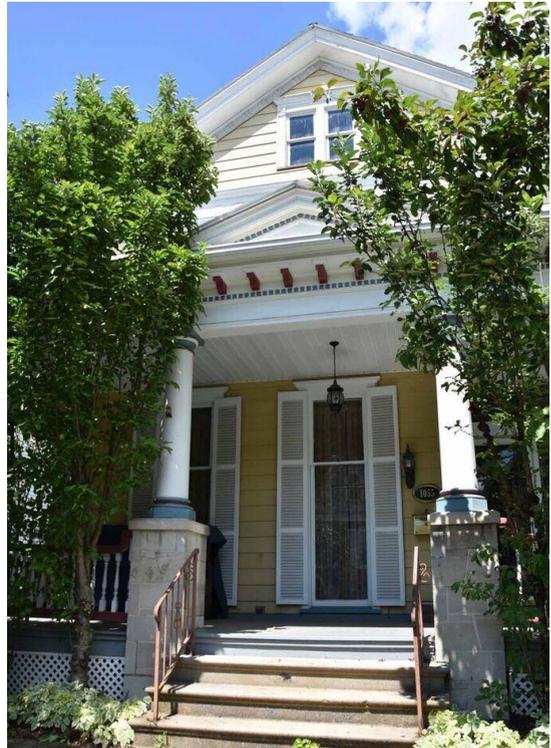
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***Our Client Services Include...***

- 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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# **THANK YOU!**

*We offer Local & Global auction services*

*"Providing Solutions for Moving Forward"*

**Call us TODAY at  
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*Visit [www.TammyMillerAuctions.com](http://www.TammyMillerAuctions.com).  
We will be adding new properties and auctions!*

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