

**ESTATE SETTLEMENT
REAL ESTATE AUCTION
11 A.M. SATURDAY OCTOBER 26, 2024
ON THE PREMISES RAIN OR SHINE
384 DEVILSHOLE ROAD
PARADISE TOWNSHIP, CRESCO, MONROE COUNTY, PA 18326
AFFORDABLE COUNTRY HOME**

REAL ESTATE consists of an approximately 2,500 sq. ft. 2 Story Home with Full Basement. First Floor has Living Room with Stone Fireplace, Dining Area, Kitchen, Bathroom, Main Bedroom with Stone Fireplace, Den and Large Jacuzzi Room. Second Floor had 2 Bedrooms, Walk in Cedar Closet and Full Bath. Home was occupied by Elderly Owners and needs some work, but a "Diamond in the rough". Opportunity to own a home in a very desirable area of Paradise Township known as "Elk Woods". Not a Development, Public Road, No Dues. 1 ½ Acre.

Tax Code: 11.8.1.7.1

**INSPECTIONS: MONDAY OCTOBER 14TH 12 NOON - 2 P.M.
SATURDAY OCTOBER 19TH 10 A.M. - 12 NOON**

TERMS: \$15,000 BANK CASHIER'S CHECK (made payable to Jack Muehlhan Auctioneer Escrow) AT SALE. BALANCE AT SETTLEMENT WITHIN 30 DAYS.
Insurable Deed, No Back taxes, No Buyer's Premium.

DIRECTIONS: From Stroudsburg take Route 191 North to Route 940 (Paradise Valley) make right onto Devils Hole Road.

AUCTIONEER NOTE: Rare opportunity to BUY a one Owner Country Home built in 1975 by local craftsman. Needs some work, but a prime location within walking distance to Thousands of Acres of State Game Lands. Excellent Deer and Bear Hunting and Pristine Trout Fishing in Famous Trout Stream known as Devils Hole Creek. Rich in local history and easy drive to Village shopping and all Pocono Attractions. Must be SOLD to Settle Estate.

SALE ORDERED BY:
Estate of Daniel Hamblin
Attorney Kirby Upright

**JACK MUEHLHAN
REAL ESTATE AUCTIONEER AU000643L
"The Name You Can Trust"
STROUDSBURG, PA 18360**

Remember: You are only going to pay one more bid than someone else was willing to pay.

ART AND ANTIQUES FAIR
Treasures by the river
SAT, OCT 12TH
10AM - 4PM
OCT 13TH RAIN DATE

**LARGE, HISTORIC BARN SETTING
IN A VIBRANT SHADED FIELD.**

**TACOS CHICAS FOOD TRUCK!
FREE ADMISSION!!**

SUSTAINABLE STREET FOOD FROM THE LA SIENAS TO THE SOCIAL BEACH
HISTORIC HOMESTEAD
Ramsaysburg
EST. 1795
KNOWLTON TOWNSHIP

**Blue Valley Farm Show Youth Advisory
Presents...**
**BULLS AND BARRELS
BLOWOUT**

Tickets

<u>Pre-sale</u>	<u>At the Gate</u>
\$20.00 per person	\$25.00 per person
\$10 for kids 6-12	\$10 for kids 6-12
Free 5 and under	Free 5 and under

- **Food**
- **Bleacher seating available**
- **Bring your own Chair (in case)**
- **Vendors**
- **and more...**



Pictures with Gus
the Brahman



www.bluevalleyfarmshowinc.com



**OCTOBER 12, 2024
6:00 PM
GATES OPEN AT 4:30**

Blue Valley Farm Show
707 American Bar
Bangor PA 180



HELP WANTED

**Ed's Auto is looking
for FULL TIME**

**experienced mechanic, paying
top dollar. Diagnostics
knowledge a plus, Will TRAIN
Call 610-881-4440**