



**(610) 837-4888**

**www.MiklasRealty.com**

Robert J. Miklas, Broker / Appraiser

Rebecca Miklas, Associate Broker

Rosalie Miklas-Gebhardt, Realtor/ABR

Michael Dickinson, Realtor

Joseph Kospiah, Realtor

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**ESTATE SETTLEMENT  
 REAL ESTATE AUCTION  
 AFFORDABLE INVESTMENT PROPERTIES  
 2 P.M. TUESDAY DECEMBER 19, 2023 RAIN, SNOW OR SHINE  
 ON THE PREMISES  
 2422 AND 2426 ROUTE 390  
 VILLAGE OF CANADENSIS, BARRETT TOWNSHIP, MONROE COUNTY, PA 18325**

**REAL ESTATE CONSISTS OF 2 PROPERTIES SOLD TOGETHER**

**2422 Route 390** consists of a Masonry Building formally a General Store, Main Level and Huge Basement. Formally known as "Cotton Candy General Store". Deed Book 1577 Page 1611 Tax Map: 01.23.1.22

**2426 Route 390** consists of a 100 Year Old former Tavern known as "Guys Grill and Blue Room Bar". First Floor has Large Former Bar Room (Bar Still There) and Additional Room. Second Floor has 3 Bedroom Apartment with 2 Bathrooms. Building has Original Tin Ceilings and Large Basement. Deed Book 1526 Page 792 Tax Code: 01.23.1.21

Both Buildings are Loaded with Antiques, Old Furniture, and all kinds of stuff included in the Sale.

**INSPECTION: TUESDAY DECEMBER 12<sup>TH</sup> NOON TO 2 P.M. AT YOUR OWN RISK**

**TERMS: \$10,000 BANKS CASHIER'S CHECK** (payable to Jack Muehlhan Auctioneer Escrow) **AT SALE. BALANCE AT SETTLEMENT WITHIN 30 DAYS.** Insurable Deed, No Back Taxes, No Buyer's Premium. "What You Bid is What You Pay". One money Buys 2 Properties.

**AUCTIONEER'S NOTE:** Rare opportunity to BUY an Old Tavern with Apartment above and adjoining Former General Store Building needing work, But an affordable opportunity to own 2 Village Landmark Properties. Must Be SOLD to Settle Estate and can be bought for a price you won't believe. **BID YOUR PRICE!**

**SALE ORDERED BY:**  
 Estate of Jerry W. Payne, Deceased  
 Attorney Kevin Hardy

**JACK MUEHLHAN  
 REAL ESTATE AUCTIONEER  
 "The Name You Can Trust"  
 STROUDSBURG, PA 18360  
 570-421-8333 AU000643L**

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