



(Ephrata Area)



# HYBRID PUBLIC AUCTION

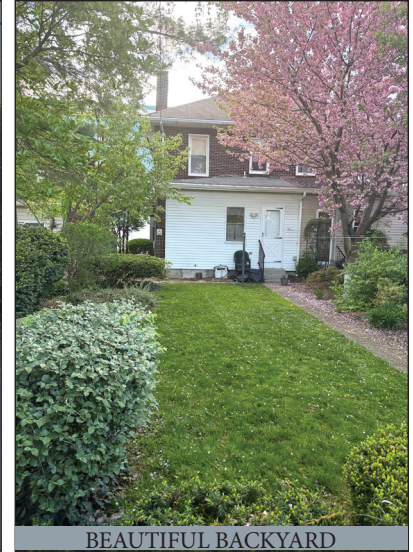
**CLEAN SEMI-DETACHED HOUSE w/ 3-BEDROOMS  
INVITING FRONT PORCH \* 1.5-BATHROOMS  
2-CAR DETACHED GAR. \* NICE BACKYARD  
TUESDAY JUNE 16, 2026 @ 6:00 PM**



3-BR SEMI-DETACHED



2-CAR GARAGE



BEAUTIFUL BACKYARD

**LOCATED AT:** 205 Park Ave. Ephrata, Pa \* Ephrata Boro

**DIRECTIONS:** From Rt. 322 & Park Ave. intersection, turn North on Park Ave. to the last block on the right.

**REAL ESTATE DETAILS:** A charming brick semi-detached house built in 1935 w/ 1,660 sq. ft and lots of natural lighting on .08-acre lot. 16.5'x13' living room w/ large window; 16'x13.5' dining room w/ crown bay window; 16.5'x12' kitchen w/ oak cabinetry & fridge; 10'x7' laundry w/ washer & dryer, half bathroom w/ closet & door leading to a peaceful backyard; cozy 16'x8' covered front porch; 13.5'x13' primary bedroom w/ large closet; 13.5'x10' BR#2 w/ closet; 11'x10' BR#3 w/ closet; upstairs bathroom w/ tub-shower; 25.5'x15' semi-finished basement w/ large bar area; utility room; full staircase to large attic (great for storage); Kinetico water system & softener; oil furnace (2017); whole house air conditioning; shingle roof; updated wrapped windows; public water/sewer; taxes approx. \$3,787. House is clean, but needs cosmetic updates. Also includes a 19'x18' 2-car garage with alley in back. Desirable location in a nice part of town.

**OPEN HOUSE DATES:** Saturday June 6, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906.

**BRIEF TERMS:** \$25,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorney Richard Young 717-738-9000. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all written information.

Please visit our website [www.martinandrutt.com](http://www.martinandrutt.com) or Facebook or Instagram

Offering Broker Participation to Registered Agents

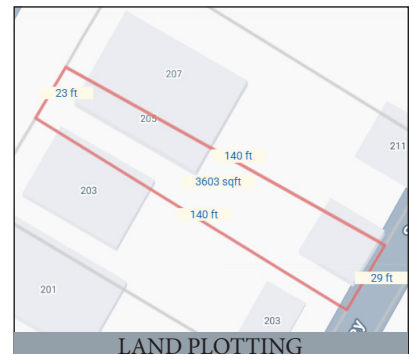
On-Line Bidding Available



Scan to view



EAT-IN KITCHEN



LAND PLOTTING

This is a land plot, not a survey.

**AUCTION BY: Martin & Rutt**  
Auctioneers, LLC AY2189-L  
John J. Rutt II (717) 587-8906  
Michael J. Martin (717) 371-3333  
Cameron J. Rutt (717)-875-6032



**AUCTION FOR:**  
SHIRLEY S. (late FRED) NEYHARD