

## REAL ESTATE AUCTION

11 A.M. SATURDAY APRIL 23, 2022 RAIN OR SHINE  
ON THE PREMISES

## AFFORDABLE COUNTRY HOME

241 SUNLIGHT DRIVE, POCONO TOWNSHIP, MONROE COUNTY, PA  
(BETWEEN VILLAGE OF TANNERSVILLE & HENRYVILLE, PA)

Affordable, 3 Bedroom Rustic Country Home has Large Living Room with Fireplace, Kitchen, Dining Area, Guest Bedroom on First Floor. 2<sup>nd</sup> Floor has 2 Bedroom and Master Bath. Also Balcony overlooking Living Area. Basement has Recreation Room with Bar. Needs a little work, but a "Gem in the Rough". Over an acre of wood land. Also has Carport and a Shed. Map # 12-5B-3-36

INSPECTIONS: SATURDAY APRIL 9<sup>TH</sup> 2 - 4 P.M.  
TUESDAY APRIL 19<sup>TH</sup> 2 - 4 P.M.

TERMS: \$10,000 BANK CASHIER'S CHECK (payable to Jack Muehlhan Auctioneer Escrow) AT SALE. BALANCE AT SETTLEMENT WITHIN 30 DAYS. Good Insurable Deed, No Back Taxes, No Buyer's Premium.

DIRECTIONS: From Route 611 (Tannersville) turn onto Route 715 North and go about 1.8 miles then turn left onto Post Hill Road which becomes McKay Road make a right onto Sunlight go to 241 Sunlight Drive Henryville, PA 18332

AUCTIONEER'S NOTE: Widow Must sell this charming country property. Not previously listed. First time on market. A dandy country home you can buy for price you won't believe.

Attorney Lori Cerato  
Sale Ordered By:  
Anne Louise Strickland  
By Power of Attorney

JACK MUEHLHAN  
REAL ESTATE AUCTIONEER  
"The Name You Can Trust"  
570-421-8333 AU000643L

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

## SAVE A BUNDLE WHEN YOU BUNDLE

It's easy to save some extra cash when you bundle all your insurance needs with Progressive. Plus, enjoy other discounts like multi-policy, safe driver, and more. Stop in or call a local agent for a free quote today.



SABATINO INS AGENCY  
17 S ROBINSON AVE  
PEN ARGYL, PA 18072  
**610-863-6033**  
robin@sabatinoins.com

**PROGRESSIVE**  
HOME ADVANTAGE<sup>SM</sup> provided and serviced by ASI

Home insurance is provided and serviced by American Strategic Insurance Corp. and its affiliates. This insurer is not affiliated with Progressive and is solely responsible for claims. Not available in all states. Other insurance provided by Progressive Casualty Ins. Co. & affiliates, Mayfield Village, Ohio, and Progressive County Mutual Ins. Co., Austin, Texas. Discounts not available in all states or situations.

## PEN ARGYL AREA SCHOOL DISTRICT RESIDENTS

The Pen Argyl Area School District is offering a property tax rebate program. You may qualify if:

1. You have owned and occupied your home during the period for which you are claiming a rebate. Rebates are granted for your primary residence only; and
2. (a) You or your spouse (if living with you) were 65 years or older as of December 31, 2021; or  
(b) You were a widow or widower during all or part of 2021 and were 50 years old or older as of December 31, 2021; or  
(c) You were permanently disabled during all or part of 2021, and you were unable to work because of your medically determined physical or mental disability which is expected to continue indefinitely; and
3. Your total annual income, including the income of a spouse residing with you, was \$35,000 or less in 2021. (IMPORTANT: only report 50% of your Railroad Retirement benefits and 50% of Federal Social Security Act benefits); and
4. 2021/22 Pen Argyl School District Real Estate Taxes were paid in full.
5. Only one member of your household may file a claim.
6. Delinquent taxes **DO NOT QUALIFY**.

**The deadline for filing an application is June 30, 2022**

Applications are available at the Pen Argyl Area School District Office, or call the District Office at (610) 863-3191.

## EASTER SUNRISE SERVICE

Shawnee Inn and Golf Resort will host a **FREE** Easter Sunrise Service on the banks of the Delaware River

**Sunday, April 17 From 6:30 am - 7:15 am**

Bring a lawn chair or blanket to Shawnee Inn's scenic riverside and witness the dawns first rays on Easter morning. All are welcome to celebrate the glory of Easter with songs and a short worship service at 6:30 am and will close at 7:15am. In the event of rain, the service will take place in the pavilion at the river.

**No registration, no offering will be taken and admission and parking are FREE.**