

# UNIVERSAL

SETTLEMENT SERVICES OF PA. LLC.

**A Team You Know.  
A Team You Can Trust.**

With over 19 years of professional real estate experience, Brandy McAulay and her team of professionals are dedicated to building client trust and bringing peace of mind to homeowners by delivering a positive client experience at the closing table. A locally owned real estate settlement company, Universal is headquartered in State College, PA, with state-wide services and additional offices in Altoona, Muncy, and Lewistown. Services include purchases, refinances, deed preparation, title searches, commercial real estate, notary services, and more.

## OUR MISSION

A trusted industry leader, Universal Settlement Services of PA, LLC., is committed to protecting property rights and the American Dream of Homeownership by demonstrating the highest level of integrity and professionalism in every real estate transaction.

## ABOUT US

As a mostly referral-based business, McAulay and her team understand the importance of building trust with not only clients and realtors, but also members of the community. Because title regulations are always changing, the Universal Team adheres to the latest policies and procedures to ensure a positive client experience at the closing table.

## THE UNIVERSAL ADVANTAGE

### Superior Customer Service

Universal is customer-focused and takes a personalized approach by working closely with clients, realtors, and lenders throughout the closing process.

### Flexible Scheduling

We understand that not everyone is able to close during normal business hours and our team will make every effort to accommodate clients and their schedules.

### No "Junk" Fees

We minimize closing costs by not charging for notary services, wire transfers, courier fees, and document preparation.

**Brandy McAulay**  
*Owner, Licensed Title Agent*



## STATE COLLEGE

*Headquarters*



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State College, PA 16803

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## ALTOONA



919 Logan Blvd.  
Altoona, PA 16602

## CLEARFIELD



331 E Market St.,  
Clearfield, PA 16830

## LEWISTOWN



405 Electric Ave.  
Lewistown, PA 17044

## MUNCY



23 South Main St.  
Muncy, PA 17756

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**LET'S GET SOCIAL**



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