

CORPORATE HEADQUARTERS

950 N. Liberty Dr.,
Columbia City, IN 46725
260-244-7606 or 800-451-2709

AUCTION MANAGERS:

JARED SIPE & JERRY EHLE
260-749-0445 or 866-340-0445
#AC63001504 • #AU19300123

JULY 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
		8	9	10	11	12
6	7	15	16	17	18	19
13	14	22	23	24	25	26
20	21	28	29	30	31	
27						



Follow Us:



866.340.0445

EhleAuctions.com

SchraderFortWayne.com

REAL ESTATE AUCTION TERMS AND CONDITIONS
PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$1500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Trustee's Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.
POSSESSION: Possession day of closing, immediately following the closing.
REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.
SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (50/50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.
AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Allen County

Real Estate & Personal Property **AUCTION**



THURSDAY, JULY 31

Personal Property @ 3:00pm

Real Estate @ 6:00pm

1984 Volvo DL • 2001 Honda Odyssey Minivan • Furniture • Pink Depression Collectibles • Appliances • Electronics • Lawn/Garden • Tools



Real Estate & Personal Property

AUCTION

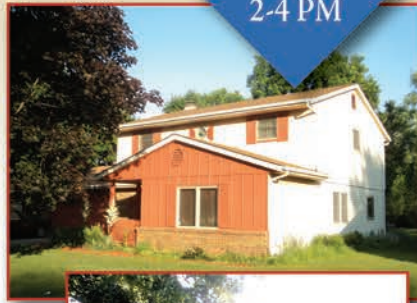
THURSDAY, JULY 31

Personal Property @ 3:00pm

Real Estate @ 6:00pm

**OPEN
HOUSE:
Sunday, July 13
2-4 PM**

- 2 story home on a slab • 1,856 Sq. Ft.
- 8 rooms, 4 bedrooms, 2.5 bathrooms
- 13x15 living room with crown molding
- 11x12 formal dining room with crown molding
- 14x13 eat-in kitchen with ceramic tile
- Ceramic tile entrance
- 17x18 family room with brick fireplace
- 13x10 bedroom • 10x10 bedroom • 11x11 bedroom
- 17x12 master suite with walk-in closet, double sink, tub/shower
- GFA furnace • Central air
- Covered porch and rear patio
- 25x20 2 car attached garage with drop stair attic
- 3 year old roof
- Great Northeast location in Lake Forest Extended
- 2013 pay 2014 taxes: \$1,156.62 (with exemptions)



LOCATION: 7302 Turkey Run Dr., Fort Wayne, IN 46815

DIRECTIONS: Take Maysville Rd. South of State Blvd. or North of Lake Ave. to Turkey Run Dr. and turn West to auction site.

VEHICLES: 1984 Volvo DL, 4 door, odometer reads 08057 • 2001 Honda Odyssey minivan, automatic sliding doors, 110,766 miles

FURNITURE: Kroehler floral sofa and loveseat • 5 piece bedroom suite w/ king bed, armoire, dresser w/ double mirrors and 2 nightstands • Bernhard octagon pedestal table w/ 4 cane back chairs and lighted china hutch • Brass coffee and end table set • Floral wing back chair • Coffee and end table set w/ marble inserts • Twin bed • Full size bed • 6 drawer dresser • computer desk • Sleeper sofa • (2) black office chairs • Marble top brass stand • Brass baker's rack • Heavy brass magazine rack • Replogle World Classic Series 12" world globe and wood stand • brass tea cart • Alma upholstered arm chair • stereo stand • Massage table • Entertainment center

APPLIANCES AND ELECTRONICS: 2008 Kenmore Coldspot black side by side refrigerator w/ water and ice • Kenmore washer and dryer • Montgomery Ward upright 19.2 cubic foot freezer • Small kitchen appliances • 2005 Panasonic stainless Inverter microwave • Dell 19" flat screen computer monitor, keyboard, mouse • EMachines T3958 computer w/ 340 GB hard drive, 512 MB SDRAM, 5 USB ports, Windows XP • HP Deskjet D2430 printer • HP Officejet J3640 all-in-one fax/printer • Panasonic PV-L452D video camera in case • Philips CDR778 audio CD recorder • Symphonic DVD/VCR player • Daewoo DVD/VCR player • Aiwa stereo and 2 speakers • Samsung tube television • Kenwood VR-605 surround sound receiver • (3) KLH surround sound speakers • Sony TC-WE305 cassette player • Vintage Grundig stereo/turntable cabinet • Vintage 1952 Hellicrafters World Wide Dynamic Tuner

COLLECTIBLES AND HOUSEHOLD ITEMS: Pink depression deep bowls, stemware/glasses, salt and pepper shakers, 20 salad plates, 9 berry bowls, cups and saucers, covered cracker jar, divided dishes • Service of 12 Style House Mayfair fine china • Hanging nude oil lamp and 2 matching nude oil table lamps • Howard Miller and Airguide barometers • State Farm Insurance lead glass lamp, awards • Pfaltzgraff coffee mugs • J. Dumas city scene prints • Owl oil paintings and fish painting • Native American scene print • Blaeu wall map print • Ship at sea print • Pair of leaf prints • Pair of alabaster lamps • Brass floor lamps and table lamps • Black floor lamp • Baskets and artificial plants • 4.5'x7.5' area rug • US Air Force bomber and fighter jet models • Brass and other animal figurines • Miniature oil lamps • Brass horn • Men's Accutron wrist watch • Kodak Dua Flex vintage camera and other vintage cameras • reel to reel projectors • Records including Michael Jackson's "Thriller" and "Bad" • Pitcher and bowl set • Vintage Lincoln Beautyware canisters • (3) Sun-Maid canisters • Casserole dishes • Pyrex nesting bowls • Flatware • Utensils • Kitchenware • Pots and pans • Presto pressure canner • Kitchen table w/ 4 chairs on rollers • Pair of Hoover vacuums • 6' folding table • Back massagers • Metal 4 drawer file cabinet

LAWN, GARDEN, TOOLS AND OUTDOOR ITEMS: (2) Toro 6.5 HP 22" cut Recycler push mowers • Black and Decker edger • Hedge trimmers • Gas weed eater • Garden tools • Sprinkle cans • Sprinklers • Yard chemicals • Tool boxes and small hand tools • Large inflatable boat • Fishing rods, reels, tackle boxes, and tackle • Boat anchors • 4 HP 12 gallon Shop Vac • Quality Tool 6" bench grinder • Sears Craftsman ¾ HP air compressor • 6' Louisville fiberglass ladder • Jack stands • Bird feeders • (4) 10" gazing balls • Fence post • (2) large Igloo coolers • Metal shelving



OWNER: John and Gloria Edwards Revocable Trust, Deborah Edwards Trustee
SALE MANAGERS: Jared Sipe and Jerry Ehle