

AUCTION TERMS & PROCEDURES

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 financing. Your bidding is not conditional upon 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.

The final bid is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Personal Representative'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 the 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 prorated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

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, implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each 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.



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

AUCTION MANAGER: JERRY EHLE

260-749-0445 | 866-340-0445

#AC63001504 • #AU19300123

DECEMBER 2013

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

Follow Us:

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EhleAuctions.com
866.340.0445



- Immaculate 1300 Sq. Ft. Ranch • 3 bedrooms & 1 bath
- Living Room & Eat-in Kitchen • Awesome Sun Room
- Extra Storage Building • ONLY \$1500 DOWN PAYMENT
- Clean Furniture & House Wares • Glassware • Tools
- Lawn & Garden

3:00 PM • PERSONAL PROPERTY
5:00 PM • REAL ESTATE

TUESDAY, DECEMBER 10

FORT WAYNE, IN • ALLEN COUNTY



AUCTION
Real Estate & Personal Property

Fort Wayne, IN • Allen County

TUESDAY, DECEMBER 10

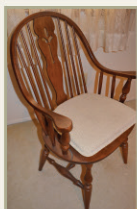
3:00 PM • PERSONAL PROPERTY
5:00 PM • REAL ESTATE

4320 ALVERADO DRIVE

Located in Southwick Village, just off of Wayne Trace



• Immaculate 1300 Sq. Ft. Ranch • 3 bedrooms and 1 bath • Living Room and Eat-in Kitchen • Awesome Sun Room
• Extra Storage Building • ONLY \$1500 DOWN PAYMENT



FURNITURE, APPLIANCES & HOUSE WARES: Amana refrigerator • Maytag washer • Frigidaire Elect. Dryer • Magic Chef microwave • Dynex Flat screen TV • Kitchen dinette table & 4 chairs • American Signature Queen Anne style secretary • Contemporary TV stand • 3 pc. Leather inlay coffee table & lamp tables • Antiqued & lighted mirror back curio cabinet • Howard Miller Westminster chime wall clock • 3 Piece Queen size bed, large mirrored dresser & 5 drawer chest of drawers • Antique full size bed & headboard • Antique 5 drawer chest of drawers • Antique 4 drawer chest of drawers • Small Queen Anne style table • Single chairs • Wicker chair • Antique dry sink • Book cases • Asstd. very nice matted wall prints • Asstd. Wall décor • Printer stand • Metal bed frames • Microwave stand • 3 tier kitchen bin • Asstd. Upholstered furniture • Asstd. Lamps & lamp tables • Pr. Brass lamps • Krups coffee maker • newer GE electric skillet • Eureka "The Boss" sweeper • Dust Buster power vac • Bissell "Spot Lifter" • Sony small stereo • Blankets & Linens • Wicker hamper • Large artificial plants • Asst. Kitchen cook pans & bake pans • Large Corning Ware casserole • Plastic storage • Cookie sheets • Asstd. Kitchen serving utensils & other Kitchen ware • Asstd. Cups & saucers

GLASSWARE: Set of Arcadian Fine China, "Spring Glory" • Set of Pfaltzgraff stoneware • Assorted glass & porcelain angels • Asstd. Hob nail pieces • W.H. Grindley Porcelain pitcher • Reprod. Tiffany style lamp • Asstd. Cups & Glasses

TOOLS • LAWN & GARDEN: Like New Dark Wicker patio furniture; Love seat, coffee table, 2 swivel chairs, 2 straight chairs • Patio Glider • 2 Wheel yard cart • Hose reels • Alum. Step ladder • Shop vac • Craftsman tool box • Ext. chords • Elect. Blower • Elect. Weed eater • Asstd. Lawn & Garden hand tools • Burlap sacks • Squirrel cage fan • Asstd. Small tools

PREVIEW THE PERSONAL PROPERTY: Day of sale from 9am till sale time!

Personal Property Terms: Cash, Check, Mastercard / Visa with 4% convenience fee!

866-340-0445 • SchraderAuction.com

SELLER: Ann Muldoon Estate

AUCTIONEER: JERRY EHLE

260-749-0445 • 866-340-0445



OPEN HOUSE
TO PREVIEW THE REAL ESTATE
SUNDAY, NOVEMBER 24
2 - 4PM
Or Call Office for Private Showing