

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered as one complete property. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** \$2,500 down payment on the day of auction w/ 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, & 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 & 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 approximately 30 days after the auction. Costs for an

insured closing shall be shared 50:50 between Buyer(s) & Seller.

**POSSESSION:** Possession shall be on day of closing, immediately following the closing.

**REAL ESTATE TAXES:** The 2019 Real Estate taxes due in 2020 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

**ACREAGE:** All acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller & successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The

property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the discretion of the Auctioneer. The Seller & 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.**

Real Estate & Personal Property

# Auction

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

Auctioneer: Jerry Ehle  
AC63001504, AU19300123

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Corporate Headquarters:

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www.SchraderFortWayne.com

Thursday, May 16:

9416 Sugarmill Drive, Fort Wayne, IN

Personal Property • 4pm: Furniture, IH Memorabilia,  
Zippo Lighters, Hummels, Appliances, Housewares  
Real Estate • 6pm: 3-BD Ranch on Basement



Thursday, May 16 • Allen County, IN

Personal Property • 4pm: Furniture, IH Memorabilia, Zippo Lighters, Hummels, Appliances, Housewares | Real Estate • 6pm: 3-BD Ranch on Basement



Online Bidding Available!

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9416 Sugarmill Drive, Fort Wayne, IN

### Real Estate Preview

Sun., April 28 • 2-4pm Or  
Mon., May 6 • 5-7pm Or Call  
Office For Private Showing.



This Delagrang built 3 bedroom ranch sets upon a corner lot. The home features the following:

- Spacious family room w/ cathedral ceilings & gas fireplace.
- Kitchen w/ center-island includes range, refrigerator, & dishwasher.
- A nice sized breakfast area in addition to the kitchen area.
- Three season room w/ electricity & ceiling exhaust.
- Master bedroom w/ bath, walk-ins & cathedral ceiling.
- 2 additional bedrooms & one additional full bath.
- Spanish laced ceiling throughout.
- Blinds & crank out windows throughout.
- Additional 550 square of finished are in the partial finished basement.
- Additional storage areas in the basement.
- 3 car garage w/ attic space.

**Seller: Marilyn Larocque Revocable Trust | Auctioneer: Jerry Ehle**

**Antiques & Collectibles:** • Set of 4 cane seat press back chairs • 20's style painted bedroom suite, dresser, vanity, rocker & pair of twin beds • MCM retro wood portable bar • Retro lava lamp • One gallon crock • 4 pc Pyrex mixing bowl set • Stoneware pitcher • Sterling weighted candlesticks & coasters • Blenko art glass bowls • Large & small alabaster mortar & pestles • Costume jewelry • Sick call crucifix • Several crucifixes • Quilts • Mirrored dresser tray • Many pieces of hand painted china bowls, plates & relishes • Silver plate entertaining items • Wood bowls • Wood handled utensils • Wood rolling pins • Silver plate pickle castor • 2 cast iron skillets • Fostoria Rosepoint console bowl, pitcher, creamer & sugar & shakers • North Side HS 1942-1945 yearbooks • Picnic basket

**Showcase items & International Harvester Memorabilia:** • 2 Zippo IH Ft Wayne works lighters • IH Zippo tape measure • 2 IH Ceramic ash trays • 1965 engineering group photo • IH Keychains • IH Picture book showing color truck photos • IH Scout tie bar • Showcase of 20+ Zippo lights & other small items • 14k men's wedding band • Gold filled woman's ring • Youth gold rings • Estee Lauder compact • 3 Scottie Dog pins

**Hummels:** • 240 Little Drummer 1955 • 127 Doctor • 238 Angel w/ Lute 1967 • 220 We Congratulate 1952 • 56A Out of Danger • 133 Mother's Helper • 152-0 Umbrella Boy 1957 big • 186 Sweet Music • 37 Herald Angels Candleholder • 12 Chimney Sweep 1935 • 135 Soloist • 28/III



Wayside Devotion 8 3/4" • Damaged #50 Volunteers & #96 Little Shopper  
**Furniture & Appliances:** • Maple table & 6 Windsor style chairs • Cochrane oak hutch • Lazy Boy reclining sofa & loveseat • Cherry finish 3 pc. entertainment cabinet • Cherry drop leaf turned leg table & chairs • 6 drawer chest • Leather recliner • Plaid loveseat • 3 retro living room chairs • Retro floral sofa • Samsung washer • LG front load electric dryer • Admiral refrigerator • Haier 5 CuFt like new chest freezer • Glass top pub table • Red area rug • 3 pressboard bookcases • Kneehole desk & chair • Brass lamps • Small rolling butcher block • Card table & chair set • 2 5 drawer file cabinets • End tables & lamps • Microwave/TV swivel stand

**Household:** • Pfaltzgraff Yorktowne service of 12, some missing, w/ 15 serving pics including mixing bowls, canisters, pitcher & more • Revere copper bottom SS pots & pans • Shark rechargeable vacuum • SS bowls & baking items • Glass baking dishes • Pyrex & Corelle bakeware • Blender, toaster & small appliances • Bedding • Linens & tablecloths • Many Vera Bradley purses • Entire kitchen of good clean usable items • Several step stools

**Tools & Outdoor Items:** • John Deere 14SC 4.5 HP push mower w/ bagger • 3 gallon air compressor • Glass top patio table w/ 6 chairs • Outdoor bar & 4 stools • Assorted garden tools • Garage supplies • Craftsman double sided hedge trimmer • Realtree Jerky gun, like new

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