



7009 N. River Rd., AUCTION MANAGER:
Ft. Wayne, IN 46815 Mike Roy
www.schraderfortwayne.com
866-340-0445 / 260-749-0445
#AU08602044



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APRIL 2021						
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	

PERSONAL PROPERTY TERMS & CONDITIONS:

Go to website: schraderfortwayne.hibid.com to register and bid. PP terms: 10% buyers premium on all purchases-no credit card fees. The credit card you register with will be charged at conclusion of the auction.

Personal Property Auction
Timed Online Only! • Sunday, April 18 • 6pm

Real Estate Auction
Thursday, April 29 • 6pm

815 Pemberton Dr., Ft. Wayne - Allen County

Real Estate Auction
Thursday, April 29 • 6pm

- 2 Bedroom, 1 Bath Ranch Home
- 1100 sq. ft. • Screened in Back Porch
- Gas Forced Air Heat w/AC



Personal Property Auction
Timed Online Only!
Sunday, April 18 • 6pm



Bid at: Schraderfortwayne.hibid.com



866-340-0445

www.SchraderFortwayne.com



Real Estate Auction

Thursday, April 29 • 6pm

815 Pemberton Dr., Ft. Wayne, IN 46805

OPEN HOUSE
TO VIEW THE PROPERTY
SUNDAY, APRIL 11
2 - 4 PM

HOME FEATURES:

- 2 Bedroom, 1 Bath Ranch Home
- 1100 Square Feet
- Screened in Back Porch
- Gas Forced Air Heat with Central AC
- Newer Replacement Windows
- Gutter Guard
- Concrete Patio
- Large Walk-In Pantry
- Crown Molding
- Ceiling Fans
- Large Walk Thru Bath
- Excellent Opportunity to buy in the '05, convenient to everything



Timed Online Only - Personal Property

Sunday, April 18 • 6pm

Bid at: schraderfortwayne.hibid.com

- J.P. Coats spool cabinets • Step back cupboard
- Hoosier Cabinet • Bedroom suite
- Victorian glassware • Furniture
- Antiques & Collectibles
- Roseville Pottery
- Housewares • Crocks
- Power Convalescent Chair

OPEN HOUSE
MONDAY, APRIL 12
4 - 6 PM



Seller: Meshele G. Wyneken Estate
Cathy R. Leugers Personal Representative
Jack Rochyby Estate Attorney
Auction Manager: Mike Roy #AU08602044

AUCTION TERMS & PROCEDURES

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1,500 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 ON 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. Preliminary title work has been ordered through Titan Title and is available upon request.

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The balance of the purchase price is due at closing. The closing shall take place on or before May 29, 2021. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession given the 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 an "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.**