

**TIMED ONLINE ONLY**  
**REAL ESTATE**  
**AUCTION**

**1336 Sinclair St.  
Fort Wayne, IN 46808**

- Investors / Flippers / Landlords
- Huge Income Potential
- Just Minutes to Downtown or 1 Mile to the University of St. Francis
- 2, Possibly 3 Bedrooms
- 840 Square Foot
- Walk Up Attic with Stairs
- Corner Lot-Rear and Side Alley Access
- Large Kitchen
- Potential for Off Street Parking
- 2 Car Garage Off Rear Alley

Place Bids at  
[schraderfortwayne.hibid.com](http://schraderfortwayne.hibid.com)

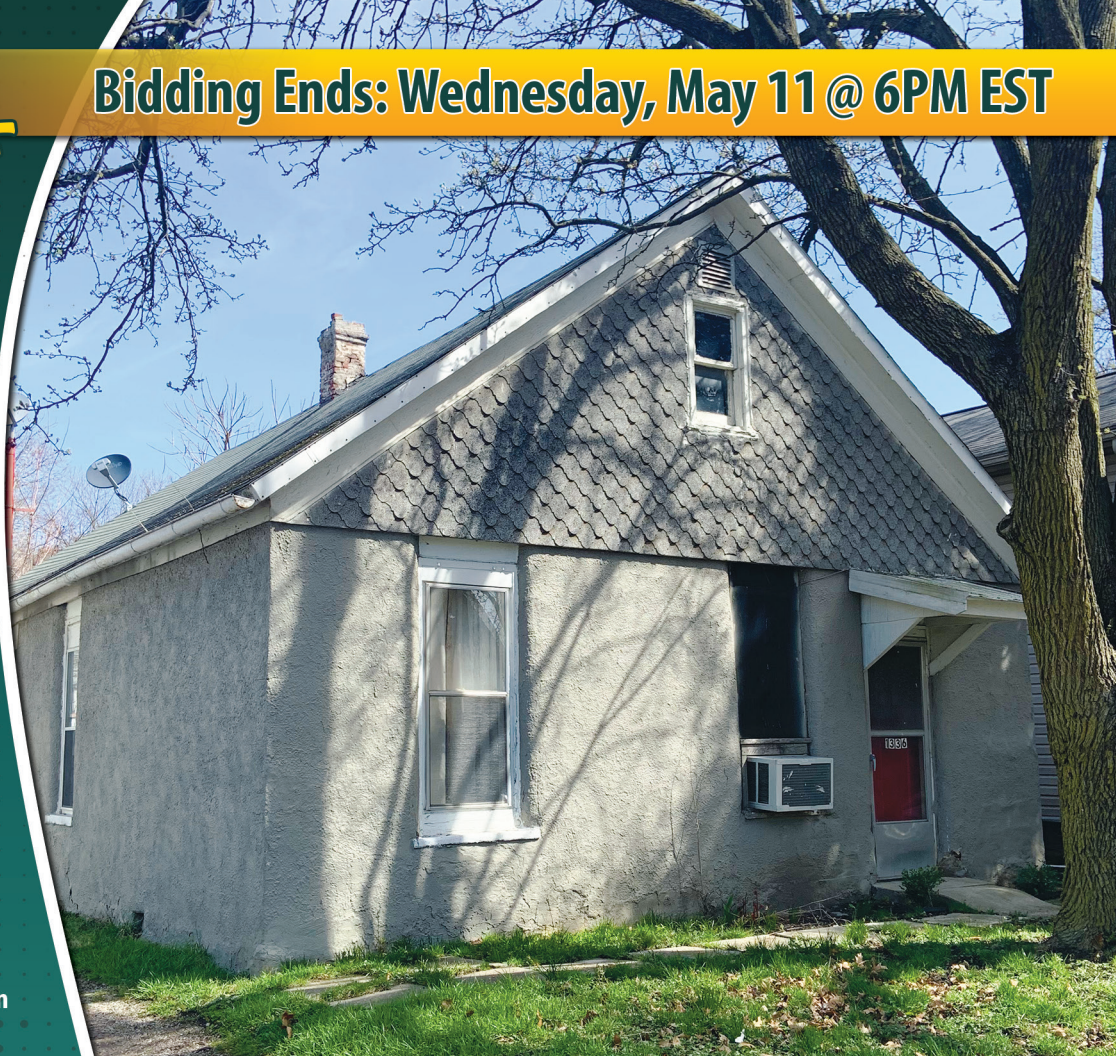


**SCHRADER**  
REAL ESTATE & AUCTION

*of Fort Wayne*

866.340.0445 • 260.749.0445 • 800.451.2709  
[SchraderFortWayne.com](http://SchraderFortWayne.com) • [SchraderAuction.com](http://SchraderAuction.com)

**Bidding Ends: Wednesday, May 11 @ 6PM EST**



# TIMED ONLINE ONLY *REAL ESTATE* AUCTION

## Bidding Ends: Wednesday, May 11 @ 6PM EST

"This home will sell for a value affordable to many. Take a look as it has a great income potential with some improvements. Instant Equity"

**OPEN HOUSE:**  
Monday, May 2 • 4-6PM

**SELLER:** John T. Lothamer Estate • **ESTATE ATTORNEY:** Melanie L. Farr  
**AUCTION MANAGER:** Mike Roy, 260.437.5428 • #AC63001504, #AU08602044



### **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered at online only auction. Minimum bidding increments will be predetermined.

**DOWN PAYMENT:** \$1,000 down payment on the day of auction. The down payment may be made in the form of 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 PRICE:** 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 price 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 Executor's Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**PROPERTY INSPECTION:** Each poten-

tial Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

**SURVEY:** The Seller shall not provide a new survey. Any need for a new survey shall be determined solely by the Seller. 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 Company, 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 expressed 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 conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and 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.**