

# Real Estate Auction

## ONLINE ONLY!



Allen County • Fort Wayne, IN

### FORT WAYNE, IN OFFICE:

7009 N River Rd • Fort Wayne, IN 46815

### CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725  
800.451.2709 • 260.244.7606

### AUCTION MANAGER:

**Jared Sipe • 260-750-1553**

Jared Steven Sipe, RB14025024, AU10700099  
Schrader Real Estate & Auction of Fort Wayne, LLC,  
LC20700176

APRIL 2026						
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		

TIMED ONLINE BIDDING ENDS at 6PM EST



260-749-0045 • 866-340-0445  
SchraderFortWayne.com

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# Real Estate Auction

**BIDDING ENDS: WEDNESDAY, APRIL 22<sup>ND</sup> • 6PM**

7425 Knightswood Dr, Fort Wayne, IN 46819



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# Real Estate Auction

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## BIDDING ENDS: WEDNESDAY, APRIL 22<sup>ND</sup> • 6PM

7425 Knightswood Dr, Fort Wayne, IN 46819

Expansive 2,000+ Sq. Ft. 1 story home located in desirable Avalon Place subdivision

- 5 bedrooms • 2 updated full bathrooms and 1 half bathroom
- 1 car attached garage • 75' x 138' lot • Excellent investment opportunity for flippers or owner occupants looking for instant equity!



- 1 story home built in 1960 on a slab
- 75' x 138' spacious lot
- 2,072 Sq. Ft.
- 9 rooms • 5 bedrooms • 2 updated full bathrooms & 1 half bathroom
- Family room: 15x27
- Dining room: 10x11
- Kitchen: 11x11
- Living room: 16x18
- Bedroom 1: 10x12
- Bedroom 2: 10x12
- Bedroom 3: 10x10
- Bedroom 4: 10x11
- Bedroom 5: 11x19
- GFA heat & central air
- Concrete patio
- Asphalt shingle roof
- Aluminum siding
- 1 car attached garage 12x20
- City utilities & natural gas
- 2024 pay 2025 taxes: \$1,978.38
- Fort Wayne Community School System: Maplewood Elementary, Miami Middle School, & Wayne Senior High

**PREVIEW DATES:**  
SUNDAY, APRIL 12<sup>TH</sup> • 2-4PM  
SUNDAY, APRIL 19<sup>TH</sup> • 2-4PM

**SELLER(S):**

Estate of Theresa Gannon, John Gannon Personal Representative

**AUCTION MANAGER:** Jared Sipe, 260-750-1553



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**REAL ESTATE TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered as a timed online only auction on Hibid. There will be open bidding during the auction period until the close of the auction. Any bid placed inside of a minute of the auction closing will add 2 minutes. This will continue until no more bids are placed and the clock hits 0. Please visit [schraderfortwayne.hibid.com](http://schraderfortwayne.hibid.com) to register and place your bids.

**DOWN PAYMENT:** \$5,000 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, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into a purchase agreement and addendums within 24 hours following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection and shall have until 11:59pm April 22, 2026 to make a final decision. The high bid at the end of the auction does not guarantee the property sold. The auction company will communicate with the high bidder once the auction concludes if the seller has accepted or rejected the top bid.

**EVIDENCE OF TITLE:** Seller shall provide a title insurance policy in the amount of the purchase price.

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

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments, if any, after the closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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. **LOT DIMENSIONS:** All property acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey for any new survey. The type of survey performed shall be at the Seller's option and 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 an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. The sale of the property is not contingent on any home inspections or repairs. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & 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. The auction company is not responsible for any system glitches or any technology issues that may cause a bid to not be recognized. It is the responsibility of each individual bidder to ensure they have adequate internet to place bids and understand the online platform and how bids are placed.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

