

Scenic Home AUCTION

6869 Front St, Spencerville, IN 46788

DeKalb County, Indiana



SCHRADER
Real Estate and Auction Company, Inc.

Information BOOKLET



1.75[±] acres
Offered in 1 Tract

- 90± Feet of River Access
- Scenic Setting
- Expansive Garage Space

Tuesday, July 21
6:00 pm eastern • held on-site

Disclaimer

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Auction Manager

Daniel Days • 260.233.1401



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606
www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

TUESDAY, JULY 21, 2026

1.75± ACRES – DEKALB COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, July 14, 2026.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
1.75± Acres • DeKalb County, Indiana
Tuesday, July 21, 2026

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, July 21, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, July 14, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

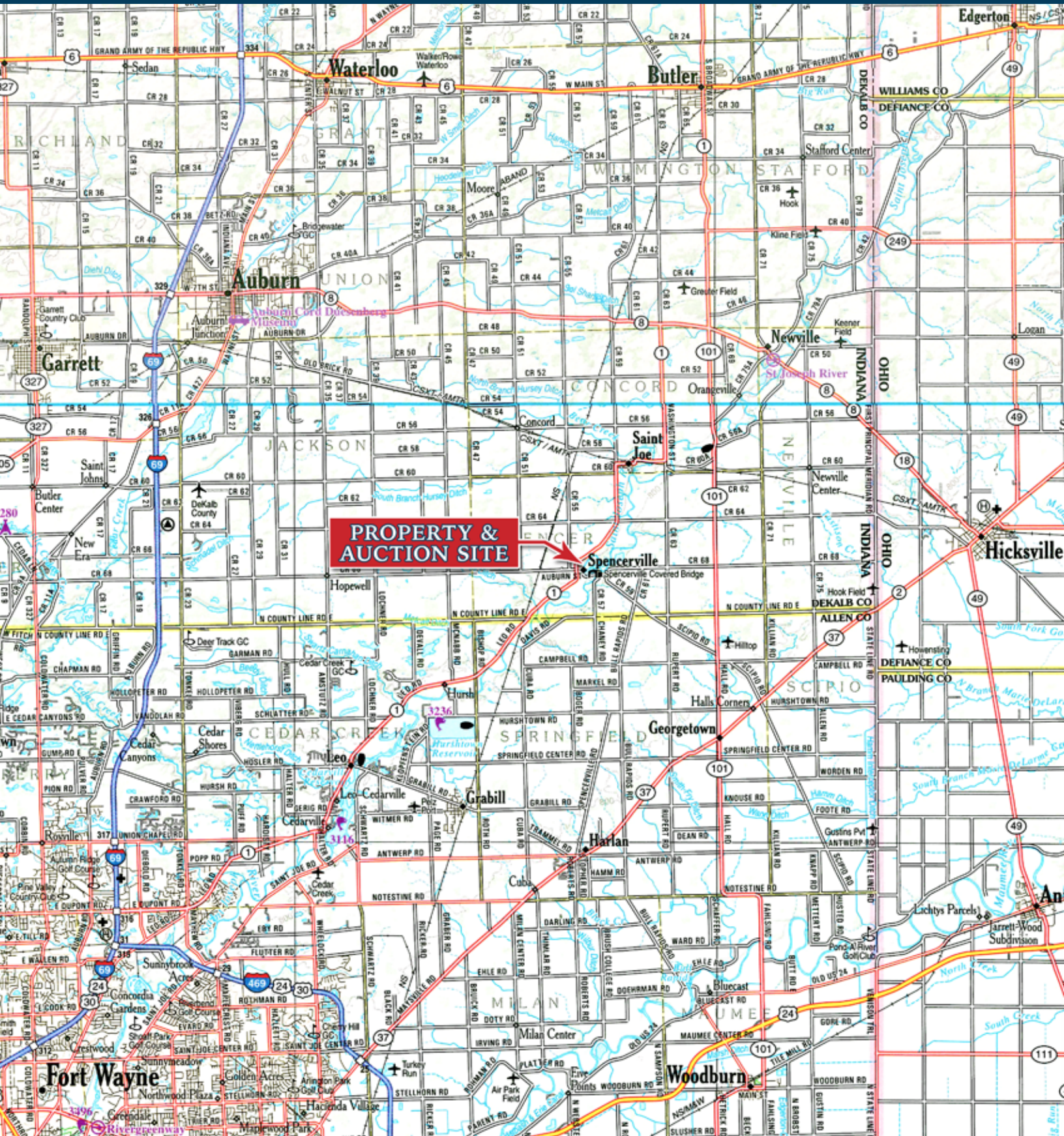
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION MAP



LOCATION MAP

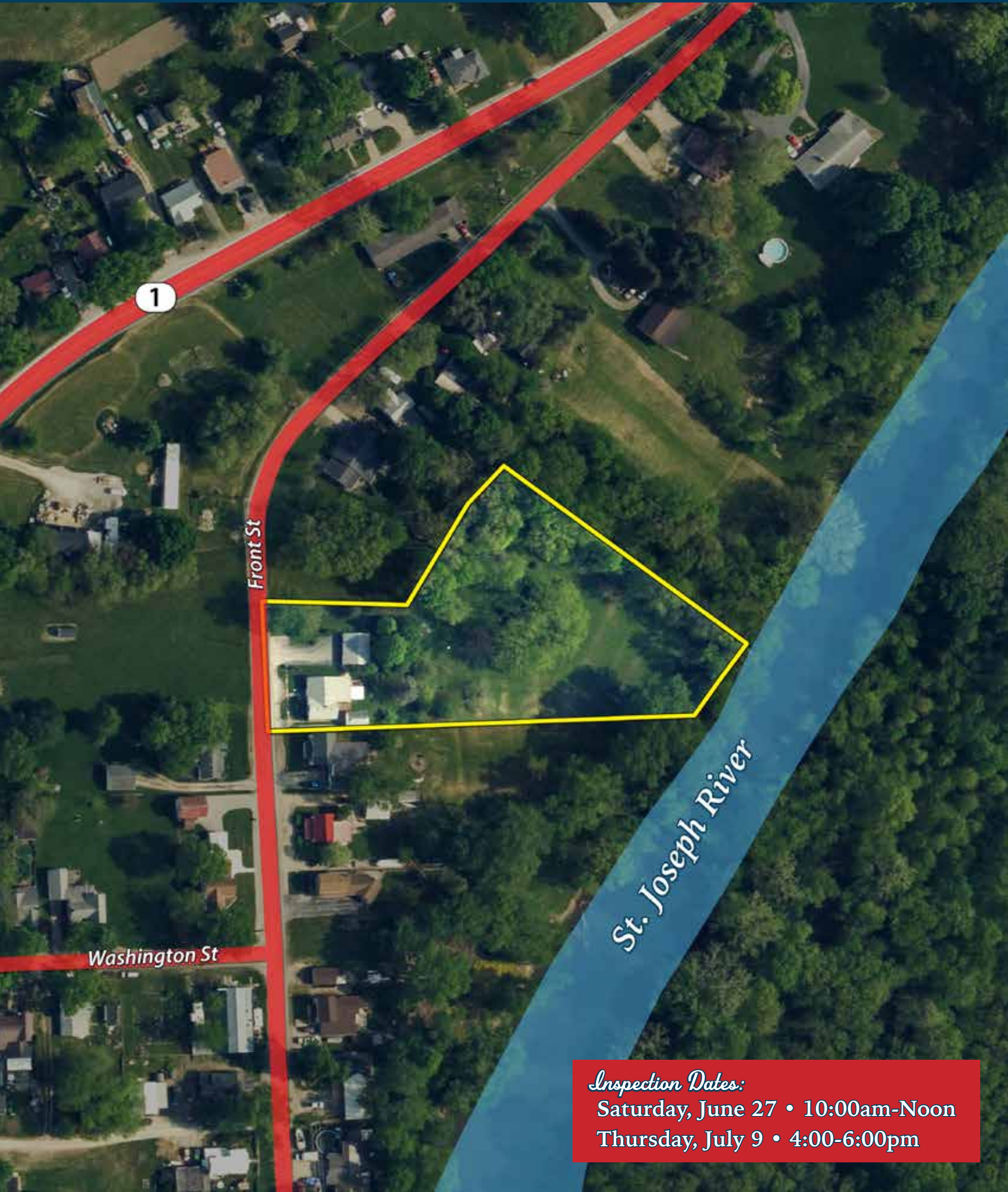


Directions to Property: Take SR 1 south out of Saint Joe for 2.25 miles. Before entering Spencerville, take a slight left turning onto Front St. Continue on Front St for 800' and the home is on the east side of the street.

TRACT MAP



TRACT MAP



Inspection Dates:
Saturday, June 27 • 10:00am-Noon
Thursday, July 9 • 4:00-6:00pm

TRACT DESCRIPTION



1.75[±] acres *Scenic Home* AUCTION

6869 Front St, Spencerville, IN 46788 • DeKalb County

Offered in 1 Tract

Tuesday, July 21 • 6:00pm Eastern *held on-site*

Sitting along the scenic St. Joe River, this charming property offers nearly 2 acres of beautiful land stretching through mature trees and landscaping to the river's edge. The peaceful setting provides a secluded atmosphere and the perfect place to relax, entertain, or simply enjoy the natural beauty of the waterfront. The 1,385 square foot home features 2 bedrooms, 1 full bathroom, and spacious living and dining areas. A standout feature of the home is the abundance of beautiful cabinetry in the kitchen, providing exceptional storage and workspace. Just off the dining area, the screened three-season room offers a wonderful spot to enjoy morning coffee or unwind in the evening while overlooking the picturesque backyard and river beyond. While the home's interior reflects its original character, many of the major mechanical updates have already been addressed. The Trane furnace was installed in 2019, a new roof was added in 2017, and the central air, water heater, and mechanical systems have been regularly serviced and maintained. The home is served by a private well and connected to city sewer. All appliances will remain with the property, making this an excellent opportunity for buyers looking to add their personal touches while enjoying a beautiful riverfront setting. The property also includes a large detached two-car garage built in 1990, offering ample space for vehicles, hobbies, or a workshop. An additional storage shed provides even more room for tools and equipment. Don't miss this opportunity to purchase a well-maintained home with scenic St. Joe River frontage, mature trees, and nearly 2 acres of peaceful outdoor space!

Tract 1: Home and 1.75± acres. This 1,385 sq. ft home with 2 bedrooms and 1 bathroom has roughly 90 feet of river access along the St. Joe River. The property also offers a spacious 2-car garage and a smaller storage shed. There are many mature trees and landscaping leading down to the river.

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of the 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 PRICES: The final high bid will be subject to the Seller's acceptance. The successful bidder will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Trustee's Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES: Taxes will be prorated to the day of closing. Buyer will be responsible for all taxes thereafter.

PROPERTY INSPECTION: Each potential 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 tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: It is expected that the sale will be completed without obtaining a new survey. In any event, a new survey will be obtained if & only if obtained in accordance with the terms of the purchase documents. The cost of any such survey will be shared equally (50:50) by Seller & Buyer.

CO-BROKERAGE: Schrader Auction will offer a commission to real estate agents if their buyer is the successful bidder. The agents must preregister for the auction ahead of time and inform the sale managers of the situation. **COMMISSION WILL ONLY BE PAID TO AGENT OF SUCCESSFUL BIDDERS.**

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. 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.

Auction Manager:

Daniel Days • 260.233.1401

 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709

SchraderAuction.com

TAX HISTORY



TAX HISTORY

☰ Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$21.66	\$21.24	\$20.82	\$20.42	\$20.02
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$21.66	\$21.24	\$20.82	\$20.42	\$20.02
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
				0205-00-0 Henry Beams 61535 - \$10.00	0205-00-0 Henry Beams 61535 - \$10.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$306.50	\$334.97	\$255.23	\$274.24	\$243.56
= Charges	\$43.32	\$42.48	\$41.64	\$50.84	\$50.04
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$21.66)	(\$42.48)	(\$41.64)	(\$50.84)	(\$50.04)
= Total Due	\$21.66	\$0.00	\$0.00	\$0.00	\$0.00

TAX HISTORY

Homestead Assessments - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$14,900.00	\$14,500.00	\$13,300.00	\$11,900.00	\$11,900.00
Res Land	\$14,900.00	\$14,500.00	\$13,300.00	\$11,900.00	\$11,900.00
Improve	\$132,900.00	\$127,600.00	\$118,600.00	\$108,600.00	\$100,900.00
Res Improve	\$132,900.00	\$127,600.00	\$118,600.00	\$108,600.00	\$100,900.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2025	3/29/2024	4/10/2023	3/28/2022	3/31/2021
Land	\$14,900	\$14,500	\$13,300	\$11,900	\$11,900
Land Res (1)	\$14,900	\$14,500	\$13,300	\$11,900	\$11,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$132,900	\$127,600	\$118,600	\$108,600	\$100,900
Imp Res (1)	\$132,900	\$127,600	\$118,600	\$108,600	\$100,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$147,800	\$142,100	\$131,900	\$120,500	\$112,800
Total Res (1)	\$147,800	\$142,100	\$131,900	\$120,500	\$112,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions - Auditor's Office

Type	Description	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Homestead	HOMESTEAD EX	\$48,000.00	\$48,000.00	\$48,000.00	\$45,000.00	\$45,000.00
Over 65	OVER 65 EX		\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00
Homestead	SUPPLEMENTAL	\$39,920.00	\$35,288.00	\$33,560.00	\$26,425.00	\$23,730.00

DISCLOSURE FORMS



RESIDENTIAL REAL ESTATE DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R8 / 7-25)

Date (month, day, year)

5, 14, 2026

Property address (number and street, city, state, and ZIP code)

6869 Front St., Spencerville, IN, 46788

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Cynthia A. Wickey</i>	Date (mm / dd / yyyy) 05 / 14 / 2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Pamela Yates</i>	Date (mm / dd / yyyy) 5 / 14 / 2026	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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RESIDENTIAL REAL ESTATE DISCLOSURE

Property address (number and street, city, state, and ZIP code)

6869 Front St., Spencerville, IN 46788

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	X				Cistern	X			X	
Clothes Dryer			X		Septic Field / Bed	X			X	
Clothes Washer			X		Septic & Holding Tank / Septic Mound				X	
Dishwasher	X				Hot Tub	X				
Disposal	X				Plumbing			X		
Freezer	X				Aerator System	X				
Gas Grill	X				Sump Pump	X				
Hood			X		Irrigation Systems	X				
Microwave Oven	X				Water Heater / Electric	X				
Oven		X			Water Heater / Gas	X		X		
Range					Water Heater / Solar	X				
Refrigerator			X		Water Purifier					
Room Air Conditioner(s)	X				<u>Water Softener</u>				X	
Trash Compactor	X				Well			X		
TV Antenna / Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)					
					City Sewer					
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	X				
Security Systems(s)	X							Yes	No	Unknown
Ceiling Fan(s)			X		Are the structures connected to a public water system?				X	
Garage Door Opener / Controls			X		Are the structures connected to a public sewer system?			X		
Inside Telephone Wiring and Blocks / Jacks		X			Are there any additions that may require improvements to the sewage disposal system?				X	
Light Fixtures				X	If yes, have the improvements been completed on the sewage disposal system?					
Sauna	X				Are the structure(s) connected to a private / community water system?			X	X	
Smoke / Fire Alarms			X		Are the structure(s) connected to a private / community sewer system?				X	
Carbon Monoxide Detectors			X							
Switches and Outlets			X							
Vent Fan(s) (OVER STOVE)			X							
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service			X							
Generator	X									

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Aurthur A. Uebig</i>	Date (mm / dd / yyyy) 05/14/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Connie Uebig</i>	Date (mm / dd / yyyy) 5-14-2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

RESIDENTIAL REAL ESTATE DISCLOSURE

Property address (number and street, city, state, and ZIP code)

6869 Front St., Spencerville, IN. 46788

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			XXXX	
Electric Heat Pump	X		XXXX	
Furnace Heat (Gas) <u>Natural</u>			X	
Furnace Heat / Electric				
Geothermal	XX			
Solar House-Heating	XX			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier <u>ON FURNACE</u>			X	
Propane Tank	X			
Other Heating Source <u>BASEBOARD (Electric)</u>			X	
2. ROOF		Yes	No	Unknown
Age, if known: <u>9 yrs.</u> Years. <u>Oct. 2017 (House)</u>			XXXX	
Does the roof leak?			X	
Is there present damage to the roof?			X	
Is there more than one layer of shingles on the house?				X
If yes, how many layers? _____				
3. WATER HEATER				
Age, if known: <u>11 yrs.</u> Years.			X	
4. FURNACE				
Age, if known: <u>7 yrs.</u> Years. <u>(8/2019) Serviced 4/2020 9/2025</u>			X	
5. CENTRAL AIR CONDITIONING				
Age, if known: <u>?</u> Years. <u>Serviced 4/2026</u>			X	
6. HAZARDOUS CONDITIONS		Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			XXXX	X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.17?			X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X	
Explain:				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <u>Cynthia A. Kelly</u>	Date (mm / dd / yyyy) <u>05/14/2026</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <u>Connie Yates</u>	Date (mm / dd / yyyy) <u>5-14-2026</u>	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

RESIDENTIAL REAL ESTATE DISCLOSURE

Property address (number and street, city, state, and ZIP code)

6869 Front St., Spencerville, IN. 46788

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring? <i>possibly?</i>			
Are there any foundation problems with the structures?			X
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?			X
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building? <i>SUN ROOM MAY HAVE,</i>	X		
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		
Is there any damage due to wind, flood, termites or rodents?			X
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .			X
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

HOUSE to be SOLD "AS IS," - FAUCET, AT Kitchen sink ^{water} Doesn't move - Does supply

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Cynthia A. Kelly</i>	Date (mm / dd / yyyy) 05/14/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Cornia Yates</i>	Date (mm / dd / yyyy) 5-14-2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

LEAD BASE PAINT DISCLOSURE

Property address:

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) W Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) W Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) DD Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

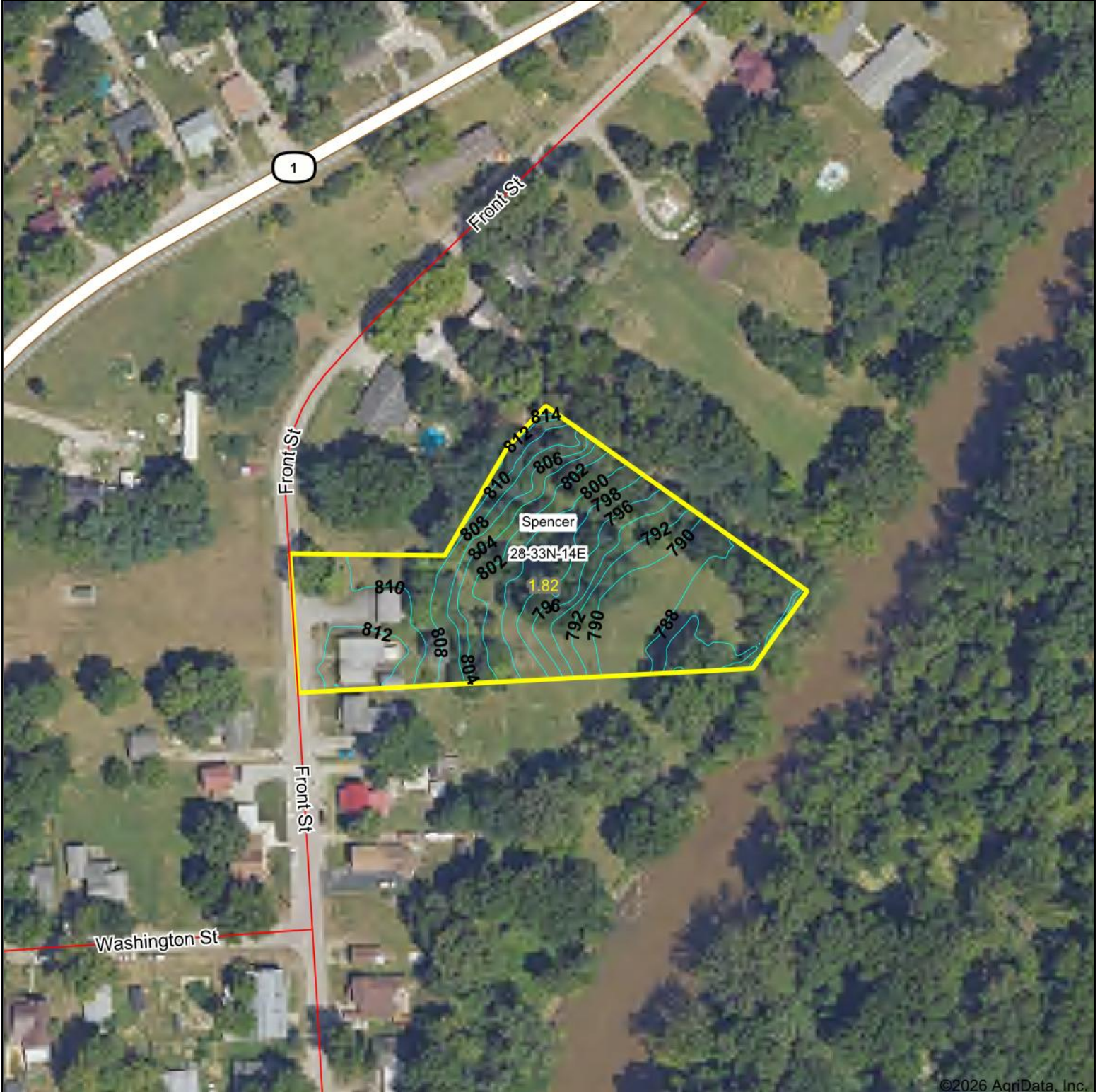
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Cynthia King</u> Seller	<u>6/3/2026</u> Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	<u>6-3-26</u> Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	_____ Date	_____ Agent	_____ Date

TOPOGRAPHY MAP



TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 2.0

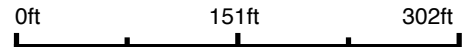
Min: 782.4

Max: 816.2

Range: 33.8

Average: 799.6

Standard Deviation: 8.89 ft



5/20/2026

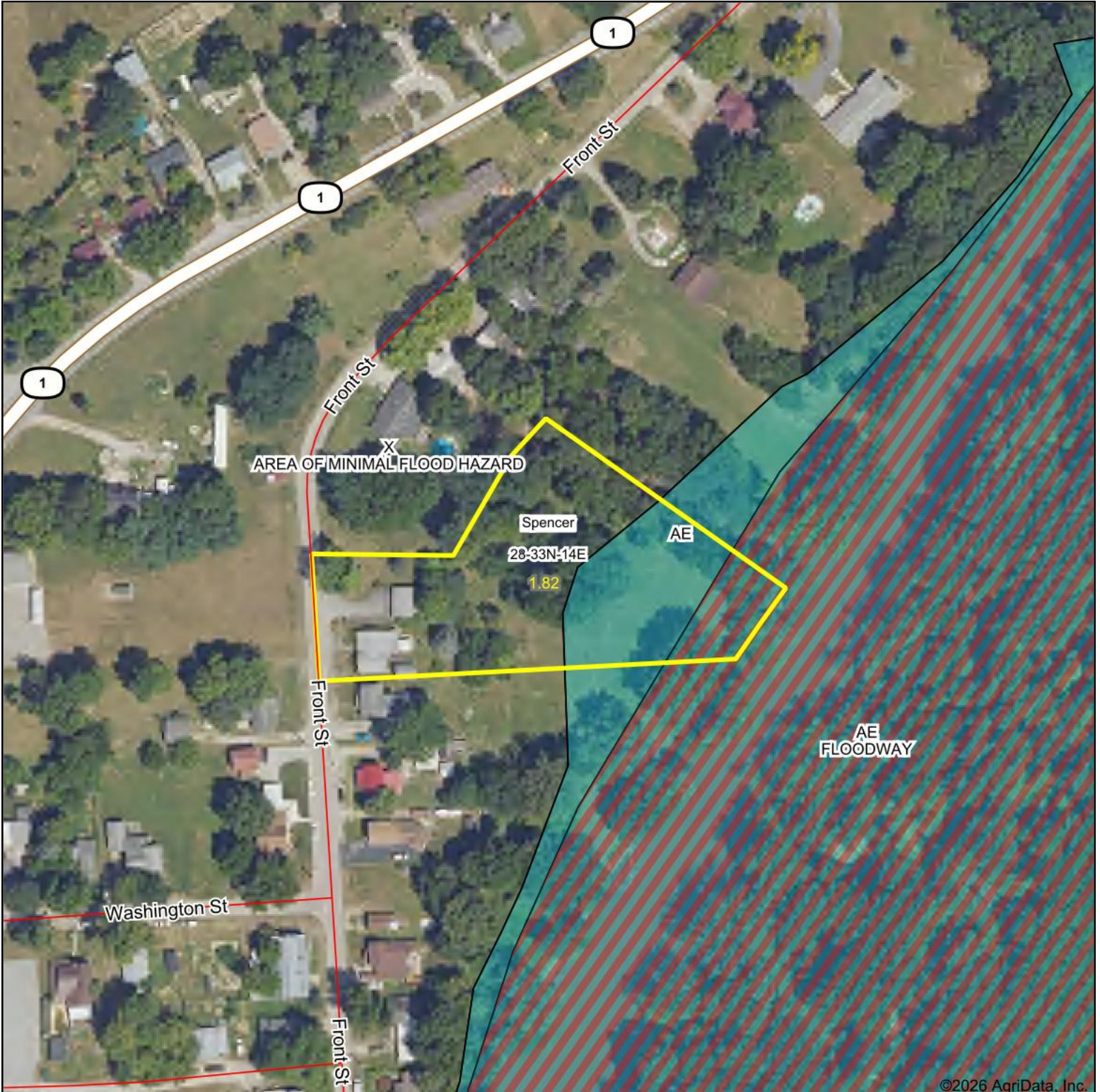
28-33N-14E
DeKalb County
Indiana

Boundary Center: 41° 17' 6.2, -84° 55' 9.78

FLOOD ZONE MAP



FLOOD ZONE MAP



©2026 AgriData, Inc.



Map Center: 41° 17' 6.2, -84° 55' 9.78

0ft 165ft 329ft

28-33N-14E
DeKalb County
Indiana



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5/20/2026

Flood related information provided by FEMA

PRELIMINARY TITLE



PRELIMINARY TITLE

SCHEDULE A

MERIDIAN TITLE CORPORATION

Auburn Office
120 W. 8th St.
Auburn, IN 46706
260.636.2692
260.490.1130 FAX

File No.: 26-12887

Effective Date: May 7, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: 6869 Front Street, Spencerville, IN
46788

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06

Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Robert K. Melchi and Patricia M. Melchi, as Trustees under the Robert K. Melchi and Patricia M. Melchi Joint Revocable Trust, dated October 11, 2004

4. The land referred to in this Preliminary Title Report is located in the County of DeKalb, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

PRELIMINARY TITLE

File No.: 26-12887

SCHEDULE A

EXHIBIT A

Parcel I:

A tract of land situate in the Southwest Quarter of Section Twenty-eight (28), Township Thirty three (33) North, Range fourteen (14) East, DeKalb County, Indiana, described as follows, to-wit; Beginning Sixteen (16) rods north of the northwest corner of Lot Number Twenty (20), in Fale's Northern Addition to the Village of Spencerville, DeKalb County, Indiana, running thence north four (4) rods; thence east eight (8) rods; thence south four (4) rods; thence west eight (8) rods, to the place of beginning.

Parcel II:

A part of the Southwest Quarter (1/4) of Section Twenty-eight (28), Township 33 North, Range 14 East, Spencer Civil Township, DeKalb County, Indiana and more particularly described as follows;

Beginning at a four (4) inch diameter pipe post, North 0 degrees 00 minutes 00 seconds (assumed bearing and basis of all bearings to follow in this description) on and along the east line of Front Street in the Town of Spencerville, 264 feet and South 88 degrees 29 minutes 46 seconds East, 133.25 feet (East, 132 feet recorded) from the northwest corner of Lot number twenty (20) in Northern Addition to Spencerville, Indiana, said pipe post at the point of beginning also being at the southeast corner of a tract of real estate conveyed by the Bina McKay Estate to Robert K. Melchi et ux by Administrator's Deed dated January 14, 1975 and recorded February 21, 1975 in Deed Record Volume 159 at page 161, thence South 88 degrees 08 minutes 45 seconds East, 272.40 feet more or less to the west bank of the St. Joe River; thence North 33 degrees 46 minutes 28 seconds East on and along said west river bank, 91.54 feet to the southerly line of land of Robert Hollabaugh (1955 & 1976); thence North 48 degrees 52 minutes 45 seconds West on and along said southerly land line, 313.25 feet more or less to a four (4) inch diameter pipe post (North 49 degrees 30 minutes West, 309 feet recorded); thence South 36 degrees 05 minutes 45 seconds West, 176.53 feet to an eight (8) inch diameter wood fence corner post (South 38 degrees West, 178 feet recorded); thence North 86 degrees 24 minutes 54 seconds West, 116.60 feet to an eight (8) inch diameter wood fence corner post on the east line of the aforesaid Front Street (North 88 degrees West, 117 feet recorded); thence South 0 degrees 00 minutes 00 seconds on and along said east street line, 68.08 feet to the northwest corner of the aforesaid McKay Estate to Melchi real estate; thence South 88 degrees 32 minutes 29 seconds East on and along the north line of said McKay Estate to Melchi real estate, 132.91 feet to a four (4) inch diameter pipe post at the northeast corner of said McKay Estate to Melchi real estate (East 8 rods = 132 feet recorded); thence South 0 degrees 17 minutes 38 seconds East on and along the east line of said McKay Estate to Melchi real estate, 66.46 feet to the point of beginning (south, 4 rods = 66 feet recorded), containing 1.549 acres. more or less.

PRELIMINARY TITLE

File No.: 26-12887

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Certification of Trust Statement completed by Trustee(s) is to be provided in accordance with statutory requirements.

NOTE: If there is a bank account in the name of the trust, a successor trustee can execute a Certificate of Trust to satisfy the above requirement. If there is not a Trust Bank Account, then the successor trustee will need to provide a complete copy of the Trust Agreement along with any and all amendments. We reserve the right to raise further objections after the review of the Trust Agreement.

6. Trustee's Deed suitable for recording.

NOTE: The policy to be issued will not insure that the proposed insured real estate is a buildable parcel. A check should be made with the local building department, as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvements on said parcel.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

PRELIMINARY TITLE

File No.: 26-12887

Part II, SCHEDULE B

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Preliminary Title Report.
2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Special Exceptions:
 - a) Taxes for the year 2026 Payable in 2027 are a lien not yet due and payable.
Taxes for the year 2025 Payable in 2026 are as follows:

Key Number	State ID Number Only (Affects Parcel I)
State ID Number	17-11-28-376-012.000-021
Township	Spencer
1 st installment due May 10, 2026	\$21.66 - Paid
2 nd installment due November 10, 2026	\$21.66 - Unpaid

Assessed Values for 2025/2026:

Land	\$14,900.00
Improvements	\$132,900.00
Exemption (Homeowners)	\$48,000.00
Exemption (Homestead Supplemental)	\$39,920.00
Net Valuations	\$59,880.00

Possible assessments for the Henry Beams Drain/Ditch, which may become a lien at a later date.

Key Number	State ID Number Only (Affects Parcel II)
State ID Number	17-11-28-376-023.000-021
Township	Spencer
1 st installment due May 10, 2026	\$145.34 - Paid
2 nd installment due November 10, 2026	\$145.34 - Unpaid

Assessed Values for 2025/2026:

Land	\$13,900.00
Improvements	\$20,400.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Exemption (Other)	\$2,058.00
Net Valuations	\$32,242.00

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the

PRELIMINARY TITLE

File No.: 26-12887

Part II, SCHEDULE B

- Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.
- b) Special assessments/sewer usage charges, if any, levied by the City/Town of Spencerville .
 - c) Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
 - d) Subject to all legal highways and rights of way.
 - e) Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
 - f) Any adverse claim based upon the assertion that:

(1) The land described in Schedule A or any part thereof is now or at any time has been below the ordinary low water mark of the river, creek or stream, or

(2) Some portion of said land has been created by artificial means or has accreted to such portion so created, or

(3) Some portion of said land has been brought within the boundary thereof by an avulsive movement of the river, creek or stream, or has been formed by accretion to any such portion.

(4) Such rights and easements for navigation, commerce or recreation which may exist over that portion of said land lying beneath the waters of the river, creek or stream.

(5) Right of upper and lower riparian (or littoral) owners with respect to the river, creek or stream.

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

- Matters subsequent to Search date herein;
- Property Owners fees and assessments, unless recorded as a lien;
- City and/or County codes and ordinances;
- Unrecorded building lines, easements, restrictions, covenants, or rights of way.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an

PRELIMINARY TITLE

File No.: 26-12887

Part II, SCHEDULE B

irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

The following deed(s) (if any) affecting said land were recorded within Twenty-four (24) months of the date of this product. If no deed(s) were found, the last deed of record is shown below:

Grantor:	Robert K. Melchi and Patricia M. Melchi, Husband and Wife
Grantee:	Robert K. Melchi and Patricia M. Melchi, as Trustees under the Robert K. Melchi and Patricia M. Melchi Joint Revocable Trust, dated October 11, 2004
Date Recorded:	October 12, 2004
Instrument No.:	20408911

PRELIMINARY TITLE



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates (including insurance companies and insurance agents), from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of privacy policies and practices of Meridian Title Corporation.

We may collect nonpublic information about you from the following sources:

- Information we receive from you, such as on applications or other forms,
- information about your transaction that we secure from our files, from our affiliates or from third parties,
- information we receive from a consumer reporting agency and
- information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic information will be collected about you.

If you are concerned about the information we have collected, please write us.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

No response to this notice is required, but if you have questions, please write us:

Meridian Title Corporation
202 S. Michigan Street, Suite 701
South Bend, Indiana 46601

PROPERTY PHOTOS





















Auction Manager

Daniel Days • 260.233.1401

Daniel James Days • Real Estate Broker #RB22000867



950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

#AC63001504, #CO81291723, RC26-625

