

ABSOLUTE REAL ESTATE AUCTION

MARILYN PHILLIPS PROPERTY

4824 STRATFORD AVENUE, INDIANAPOLIS, IN 46201

2 BEDROOMS - 1 BATHROOM - FULL BASEMENT - GARAGE

BROOKVILLE HOMES SUBDIVISION - CENTER TOWNSHIP - MARION COUNTY

Wednesday, September 23rd, 12:00 Noon

Auction to be held on site at the subject property,
4824 Stratford Avenue, Indianapolis, IN 46201



Front View of House

- 4824 Stratford Avenue, Indianapolis, IN 46201
- Brookville Homes Subdivision, Center Township, Marion County
- Approx. 0.17 acre lot with public water, sewer, & natural gas
- One-story house with approx. 816 sq.ft. built 1951±
- Brick exterior with metal windows & asphalt shingled roof
- Side screened porch, covered front porch, & rear patio
- Living room (12'x17') with hardwood floor
- Kitchen (10'x15') with refrigerator & microwave
- Two bedrooms (9'x14' & 11'x11') with hardwood floors
- One full bathroom with bathtub & shower
- Full basement with washer, dryer, & toilet
- Gas furnace, central air, gas water heater, & 100 amp panel
- Detached garage (19'x23') & storage shed (8'x10')

NO RESERVE - NO MINIMUM

**PROPERTY TO SELL TO THE HIGHEST
BIDDER REGARDLESS OF PRICE**

TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with the balance due on or before October 23, 2015.

TAXES: Real estate taxes to be prorated to day of closing.

FINAL BID: Property to sell absolute, with no reserve or minimum, to the highest bidder regardless of price.

POSSESSION: Purchaser to have possession day of closing.

IMPROVEMENTS: All improvements to be sold in "AS IS" condition.

INSPECTIONS: Inspections of the property can be made by calling LAWSON & CO. at 317-745-6404 or day of auction from 11:00 a.m. to time of auction.

Owner: Marilyn L. Phillips

Power-of-Attorney: Kevin T. Phillips

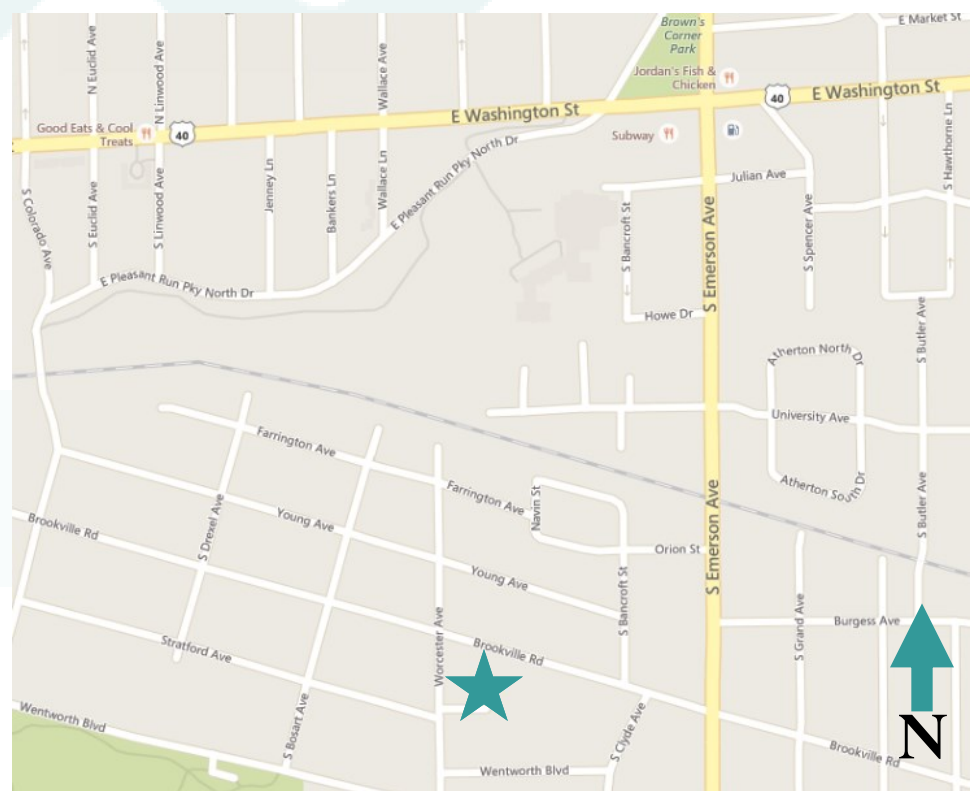


Rear View of House



View of Garage & Shed

Directions to property & auction site: On the east central side of Indianapolis, take Emerson Ave. south from E. Washington St. to Brookville Rd. Go west to Worcester Ave. Go south to Stratford Ave. Go east to property.



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. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. Properties are being sold on an "AS IS WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the properties is made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspection, investigations, inquiries, and due diligence concerning the properties. The information 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. All sketches and dimensions in the brochure are approximate. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auctioneer are final. **NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. **AGENCY DISCLOSURE:** In this auction sale, the auction company, staff, and auctioneers are Seller's agents and have a fiduciary duty to the Seller. The entire staff has a duty and responsibility to be honest to potential buyers, and to disclose all known facts that might materially affect the value or desirability of the property offered in this auction. If you have any questions regarding agency, please call our office or your attorney.



LAWSON & CO.
Auctioneers and Real Estate Professionals

Jack Lawson, AU01000629

Brandon Lawson, AU19300138

P.O. Box 327 - 1280 E. Main Street - Danville, IN 46122

Phone (317) 745-6404 / Fax (317) 745-7810

Visit our web site: www.lawsonandco.com