

AUCTION- LIVE ONLY

We will be selling the following **REAL ESTATE AT AUCTION, with AUTO, BOAT/TRAILER, AND HOUSEHOLD CONTENTS** to be sold immediately following real estate contracting:

FRIDAY, SEPTEMBER 13, 2024, 11AM

AT: 213 S BROOK AVE, Mishawaka, IN 46544

Take Lincolnway East to Brook Ave turn south to auction (Just west of Capital SR933). Watch for signs.

REAL ESTATE: One and One Half Story Home of Approximately 1,668 Square Feet. Vinyl Exterior. Living Room with Fireplace. Large Eat-In Kitchen with Double doors to the brick patio. Main Floor Laundry Room. 4 Bedrooms, Full Bath. Gas Forced Air Furnace. Central Air Conditioning. Gas Water Heater. Water Softner. City Water and Sewer. Built in 1929. Full Basement with Shop Area and Full Bath. Attached Three Car Garage with openers. All Located on a Lot of 44 Feet Frontage by 117 Feet Deep. Tax Id No.: 71-09-14-277-009.000-023. Taxes: 2023 Pay 2024 \$1394.30 with Exemptions. **REAL ESTATE**

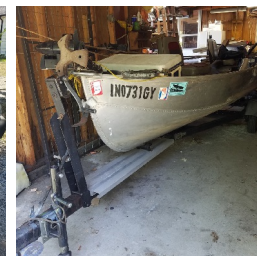
TERMS: \$10,000 in Cash or Certified Funds as Down Payment made payable to Goodrich Incorporated. **Down Payment must be on buyers person to register.** Balance Due on or Before September 27, 2024. Property Sold in "As Is" Condition. Possession to Be Day of closing. No Buyers Premiums. **REAL ESTATE NOTE:** This home appears well maintained and has a newer 14ft by 26ft kitchen and attached 3 car garage addition. Indiana Real Estate Buyer Broker compensation offered. **PROPERTY INSPECTION DATE: (FOR REAL ESTATE ONLY): WEDNESDAY, Sept 4th and MONDAY 9th FROM 5-6PM**



AUTO: 2000 Buick LeSabre with 78,400 miles, 4 door and V-6 engine and brand new battery.

BOAT: Sea Nymph Boat with 9.9 Johnson Outboard, Trailer, Minn Kota Trolling Motor, Oars and Lowrance Graph.

TOOLS AND HOUSEHOLD: Wurlitzer Console Piano; Hammond Commodore Organ Model 328322; Lots of Sheet Music; Craftsman and Lawnboy Mowers; Bench Grinder Floor Model; Stihl Gas Blower; WorkX Trimmers; Heathkit Signal Generator; Toro S120 Snow Blower; Chest of Drawers; Sofa; Desks; Wash Stands; Numerous Flat Screen TVs; Small Appliances; Glassware; Kitchenware; Arm Chairs; End Tables; Dining Set; Chrome Dinette; Brass Chandelier; Panasonic Reel to Reel; Cannon AE-1, Snappy and Argus 35mm Cameras; Garrard Turntable; Sony Receiver; Sunray Enlarger; 2018 LG 3 Door, Freezer Under Stainless Front Refrigerator; Maytag Centennial Washer and Dryer; GE Upright Freezer and Miscellaneous!!!



PERSONAL PROPERTY TERMS: CASH ONLY ON AUTO AND BOAT.

Remaining items require: Cash. Credit Cards with 3% Fee. **Check Policy:** Prior Approved Local Checks only and check must be presented at time of registration. 1st Time check limit is \$200. Valid Government issued photo ID needed at time of registration. Statements made day of auction take precedence over printed matter.

OWNER: Gregory and Charles Burkowski/Kathleen Weller.

NOTE: Former Estate of Ann Burkowski who was a piano teacher and organist.



DAVID W. GOODRICH, Auctioneer, Real Estate Broker, IN Lic No.: AU01040401



**GOODRICH INCORPORATED., dba
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**HALLMARK REAL ESTATE
574-286-0340**

VISIT AUCTION WEBSITE: WWW.AUCTION-INFO.COM

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