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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

1.5 Story Home on Corner Lot!

This property will be offered via Online Only Auction on Wednesday, February 5, 2025 -- Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$2,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. *A 3% buyer's premium will be added to the invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within 24 hours via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before March 7, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$899.56. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available upon request.

Online Auction: Wednesday, February 5, 2025

Bidding begins closing out at 6 pm!

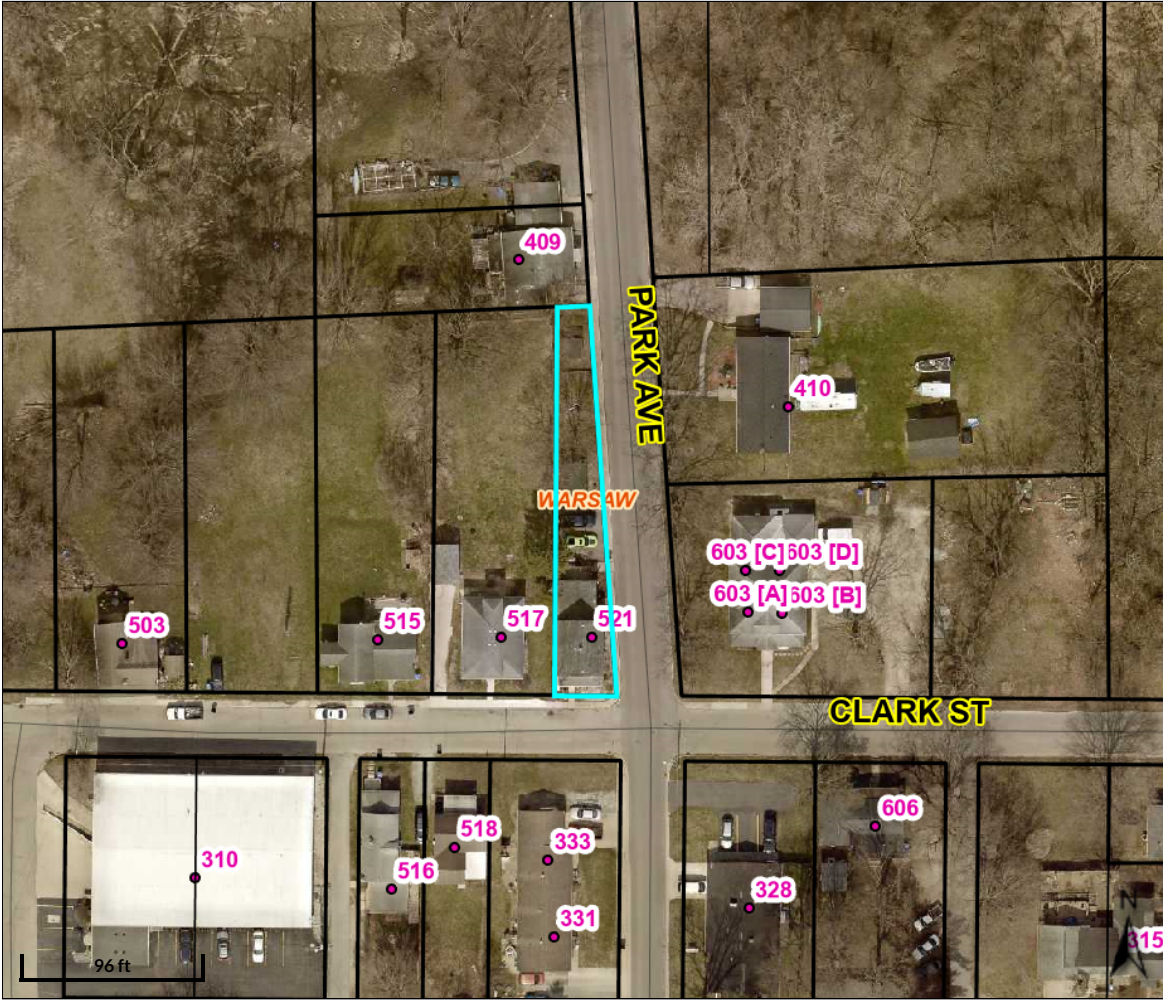
521 E. Clark St., Warsaw, IN 46580

Wayne Township • Kosciusko County

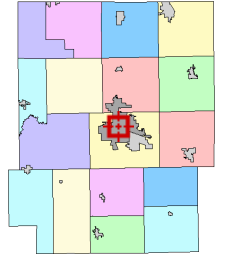
Auction Manager: John Burnau 574.376.5340

www.BidMetzger.com





Overview




Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	004-044-010	Alternate ID	004-713018-21	Owner Address	Rehborg Devonda
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		521 E Clark St
Property Address	521 E CLARK ST	Acreage	n/a		Warsaw, IN 46580
	WARSAW				
District	Warsaw				
Brief Tax Description	004-044-010 OL 7 & All W Park Ave Lansdales Add <i>(Note: Not to be used on legal documents)</i>				

Date created: 12/26/2024
Last Data Uploaded: 12/26/2024 3:08:24 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202500469	521 E Clark Street	Warsaw	IN 46580	LP \$125,500
	Area Kosciusko County	Parcel ID 43-11-08-200-485.000-032	Type Site-Built Home	Waterfront No
	Sub Lansdales	Cross Street	Bedrms 2	F Baths 2
	Township Wayne	Style One and Half Story	REO No	H Baths 0
	School District WRS	Elem Lincoln	JrH Edgewood	SrH Warsaw
	Legal Description 4-44-10 OL 7 & ALL W PARK AVE LANSDALES ADD			
	Directions From SR 15, head east on Fort Wayne St. Then north on Park Ave. Property is on the corner of Park & Clark.			
	Inside City Y	City Zoning R2	County Zoning	Zoning Description

Remarks 1.5 Story Home on Corner Lot selling via Online Only Auction on Wednesday, February 5, 2025 -- Bidding begins closing out at 6 pm! 2-bed, 2-bath home situated on a desirable corner lot, offering both comfort and convenience. This 1.5-story residence features a lovely back deck, perfect for outdoor relaxation and entertaining. Step inside to find a galley-style kitchen equipped with modern stainless steel appliances, including a fridge and gas range. Additionally, the property includes a 1-car detached garage, providing ample storage and parking options. This home is ready for you to make it your own! Open House: Saturday, February 1st 1-2pm

Agent Remarks Online Auction: Wed. 2.5.25 6pm Open House: Sat. 2.1.25 1-2pm A 3% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$120-150k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	0.1200	/	5,346	/	22X198	Lot Desc	Corner, 0-2.9999		
Above Gd Fin SqFt	1,524	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	380	Ttl Fin SqFt	1,524	Year Built	1940
Age	85	New Const	No	Date Complete		Ext	Vinyl	Bsmt	Partial Basement	#	6
Room Dimensions		Baths	Full	Hal	Water	CITY		Basement Material			
RM DIM	LV	B-Main	1	0	Well Type			Dryer Hookup Gas	No	Fireplace	No
LR	12 x 10	M	B-Upper	1	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x		B-Blw G	0	0	Fuel /	Gas, Hot Water	Dryer Hookup G/E	No	Split FlrPln	No
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes
KT	12 x 8	M	Laundry L/W	x		Cooling	Wall AC, Window	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES Ceiling Fan(s)					Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence	
1B	10 x 12	M						Alarm Sys-Rent	No	Golf Course	No
2B	10 x 10	U						Garden Tub	No	Nr Wlkg Trails	No
3B	x		Garage	1.0	/	Detached	/	Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding 1	Shed			8 x 10	Pool	No	Off Street Pk	
5B	x		Outbuilding 2				x	Pool Type			
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Refrigerator, Range-Gas, Water Heater Electric		
LF	x		Other Fees								
EX	x		Restrictions								

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	1/6/2025	Time	6 pm
Financing:	Existing		Proposed	Location	Online Only: bidmetzger.com		
Annual Taxes	\$899.56	Exemption	Homestead, Supplemental	Year Taxes Payable	2024	Assessed Value	
Possession	at closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050		
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395	List Team	
Co-List Office				Co-List Agent			
Showing Instr	Showingtime or Open House						
List Date	1/6/2025	Start Showing Date		Exp Date	2/28/2025	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$		Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell					Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent					
Co-Sell Office		Co-Sell Agent		Sell Team			
Presented	Jen Rice - Cell: 260-982-0238			/	Metzger Property Services, LLC - Off: 260-982-0238		

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
11-7-2024

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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 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 a part of any contract between the buyer and the owner. 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. An owner 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 real estate.

Property address (number and street, city, state, and ZIP code)
521 East Clark St Warsaw IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System				
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Freezer				
Gas Grill			✓	
Hood				
Microwave Oven				
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier				
Burglar Alarm				
Ceiling Fan(s)		✓		
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks		✓		
Intercom				
Light Fixtures		✓		
Sauna				
Smoke / Fire Alarm(s)				
Switches and Outlets		✓		
Vent Fan(s)		✓		
60 (100) 200 Amp Service (Circle one)		✓		
Generator				

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 agent, 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>[Signature]</u>	Date (mm/dd/yy) <u>11-7-24</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern				
Septic Field / Bed				
Hot Tub				
Plumbing		✓		
Aerator System				
Sump Pump				
Irrigation Systems				
Water Heater / Electric		✓		
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener				
Well				
Septic & Holding Tank/Septic Mound				
Geothermal and Heat Pump				
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

	Yes	No	Do Not Know
Are the structures connected to a public water system?	✓		
Are the structures connected to a public sewer system?	✓		
Are there any additions that may require improvements to the sewage disposal system?			
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				
Central Air Conditioning				
Hot Water Heat			✓	
Furnace Heat / Gas			✓	
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace				✓
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

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

521 E Clark St. Warsaw, IN 46580

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			↘
Does the roof leak?		↘	
Is there present damage to the roof?		↘	
Is there more than one layer of shingles on the house?		↘	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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?		↘	
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 13-14-1-15?		↘	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		↘	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			
Are there any foundation problems with the structures?		↘	
Are there any encroachments?		↘	
Are there any violations of zoning, building codes, or restrictive covenants?		↘	
Is the present use a non-conforming use? Explain:		↘	
Is the access to your property via a private road?			↘
Is the access to your property via a public road?	↘		
Is the access to your property via an easement?		↘	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		↘	
Are there any structural problems with the building?		↘	
Have any substantial additions or alterations been made without a required building permit?		↘	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		↘	
Is there any damage due to wind, flood, termites or rodents?		↘	
Have any structures been treated for wood destroying insects?		↘	
Are the furnace/woodstove/chimney/flue all in working order?		↘	
Is the property in a flood plain?		↘	
Do you currently pay flood insurance?		↘	
Does the property contain underground storage tank(s)?		↘	
Is the homeowner a licensed real estate salesperson or broker?		↘	
Is there any threatened or existing litigation regarding the property?		↘	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		↘	
Is the property located within one (1) mile of an airport?		↘	

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 agent, 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>[Signature]</i>	Date (mm/dd/yy) 11-7-24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

43-11-08-200-485.000-032

REHBORG DEVONDA

521 E CLARK ST

510, 1 Family Dwell - Platted Lot

WARSAW TOWN - E SIDE/ 1/2

General Information

Parcel Number 43-11-08-200-485.000-032

Local Parcel Number 0471301821

Tax ID:

Routing Number 004-044-010

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko

Township WAYNE

District 032 (Local 032) WARSAW CITY-WAYNE TOWNSH

School Corp 4415 WARSAW COMMUNITY

Neighborhood 404100-032 WARSAW TOWN - E SIDE

Section/Plat 8-32-6

Location Address (1) 521 E CLARK ST WARSAW, IN 46580

Zoning R-2 RESIDENCE DISTRICT (WAR

Subdivision Lansdales Add a/k/a OP of the Tow

Lot OL 7

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2024

Ownership

REHBORG DEVONDA 521 E CLARK ST WARSAW, IN 46580

Legal

4-44-10 OL 7 & ALL W PARK AVE LANSDALES ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include REHBORG DEVONDA, DAUGHERTY DOLIN, MILLER LEROY F, MILLER DOROTHY M, KONKLE,LUCY D.

Notes

10/25/2023 REA: 2024 CORRECTED GRADE OF DETGAR FROM D+2 TO C & EFF AGE FROM 1950 TO 1960 FOR SOME UPDATES. CHANGED 1/2 SFR TO 3/4 SFR & CHANGED EFF AGE OF RES FROM 1940 TO 1970 FOR SOME UPDATES PER PICTOMETRY
10/7/2019 REA: 2020 REAS ADDED SMALL SHED ON THE HOUSE AND CHANGED GRADE FROM D TO D+1

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change (AA), As Of Date (01/01/2024-2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$8,100-\$5,300), Improvement (\$117,400-\$71,400), Total (\$125,500-\$76,700).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.12), Actual Frontage (27), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$8,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,100).

Data Source N/A

Collector

Appraiser

...Generation after Generation



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