



Coffey Realty & Auction



**8
March**

facebook

twitter

Real Estate Auction

This bungalow is perfect for a handy man! All this home needs is a little time and it will be the best property for anyone. This home features 2 bedroom, 1.5 bathroom, large living area, unfinished basement, and lots of space for storage! Near Bloomington South High School. Come see this must have home!

UnitedCountryIN.com
812.822.3200

Internet Bidding now through March 8, 2015 at 2:00pm EST



1108
FESS AVE
BLOOMINGTON
INDIANA

AUCTION MANAGER
CODY COFFEY

(812) 287-7017
CCOFFEY@UNITEDCOUNTRYIN.COM

UNITED COUNTRY
COFFEY REALTY & AUCTION

(812) 822-3200
434 S. WALNUT
BLOOMINGTON, INDIANA

UNITEDCOUNTRYIN.COM



TABLE OF CONTENTS

3	PROPERTY DESCRIPTION
4	TERMS & CONDITIONS
6	STATE MAP
7	LOCAL MAP
8	CONTACTS
9	CITY/COUNTY INFORMATION
11	MLS SHEET
12	PROPERTY CARD
20	LEAD BASED PAINT DISCLOSURE
22	TITLE COMMITMENT
27	CONTRACT
30	AUCTION ADVANTAGES

The information contained herein has been obtained from other third party sources. We have not verified its accuracy. Seller and United Country Coffey Realty and auction make no guarantee, representation or warranty whatsoever concerning any of the materials or information contained herein. It is the sole responsibility of anyone reviewing this material to evaluate the accuracy, completeness and usefulness of all information contained herein. The seller and United Country Coffey Realty and Auction make no express or implied warranties, representations or endorsements whatsoever concerning the material presented or the proposed transaction referenced in herein, including without limitation any warranties of title, non-infringement, merchantability or fitness for a particular purpose and seller and United Country Coffey Realty and Auction shall in no event be liable for any damages whatsoever resulting from the use of our reliance on any information contained herein.

PROPERTY DESCRIPTION

HOME FOR SALE | BLOOMINGTON, INDIANA

ONLINE ONLY BIDDING ENDS MARCH 8, 2015 AT 2:00 PM EDT

1108 S. FESS AVENUE
BLOOMINGTON, IN 47401

THIS BUNGALOW IS PERFECT FOR A HANDY MAN! ALL THIS HOME NEEDS IS A LITTLE TIME AND IT WILL BE THE BEST PROPERTY FOR ANYONE. THIS HOME FEATURES 2 BEDROOM, 1.5 BATHROOM, LARGE LIVING AREA, UNFINISHED BASEMENT, AND LOTS OF SPACE FOR STORAGE! NEAR BLOOMINGTON SOUTH HIGH SCHOOL. COME SEE THIS MUST HAVE HOME!

FOR MORE INFORMATION:
CODY COFFEY
CCOFFEY@UNITEDCOUNTRYIN.COM
812-287-7017

SELLER: MICHAEL ESTATE | AUCTION MANAGER: CODY COFFEY | LIC. # AC30200042



TERMS AND CONDITIONS

dotloop signature verification: www.dotloop.com/my/verification/DL-139447530-3-X1E2

TERMS & CONDITIONS

Michael Estate - Real Estate Auction

**1108 S. Fess Ave. – Bloomington, IN 47401
Monroe County – Perry Township**

Legal Description

015-64010-00 Edgemont Park Lot 17

- The property will be sold at Public “Online Only - Internet Auction” ending Tuesday March 8, 2016 @ 2:00pm (soft close)
- The property will be Sold Subject to Seller’s Confirmation. The seller reserves the right to reject any and all bids.
- Property sells as-Is with no warranties expressed or implied
- Property included in the sale is the real estate only.
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 11% buyer’s premium will establish the final sales price.
- A **\$7,500.00 Down payment** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the Sellers payable to John Bethell Title CO. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer’s premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before April 8, 2016.
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Personal Representative Deed
- The seller agrees to furnish buyer(s) with an owner’s policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **John Bethell Title CO. – 329 S. Walnut St. Bloomington, IN 47401**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before 10:00am – April 8, 2016
- Possession will be granted on day of final closing.
- The successful Bidder shall execute a “Real Estate Auction Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further; Property sells as-is with no warranties expressed or implied
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- Seller: Estate of Donna Michael – Dana Kerr
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All marketing information and PIP materials were gathered from reliable sources and are believed to be correct as of the date they were published; however the seller or auctioneers have not independently

TERMS AND CONDITIONS

dotloop signature verification: www.dotloop.com/my/verification/DL-139447530-3-X1E2

verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: Open House / Preview: By Appointment

The viewing of the property will be at the viewer's own risk the Seller, neither Auctioneer nor the Listing Agency be held responsible for accidents.

For questions call Cody Coffey at United Country Coffey Realty & Auction (812) 822-3200 office (812) 360-8383 direct line.

I do hereby agree to these Auction Terms & Conditions.

Estate of Donna Sue Michael - Dana Keen PR dotloop verified
01/20/16 2:25PM EST
8VLL-WRCS-RUVH-VIPQ

Seller

Date

Seller

Date

Bidder

Date

Buyer

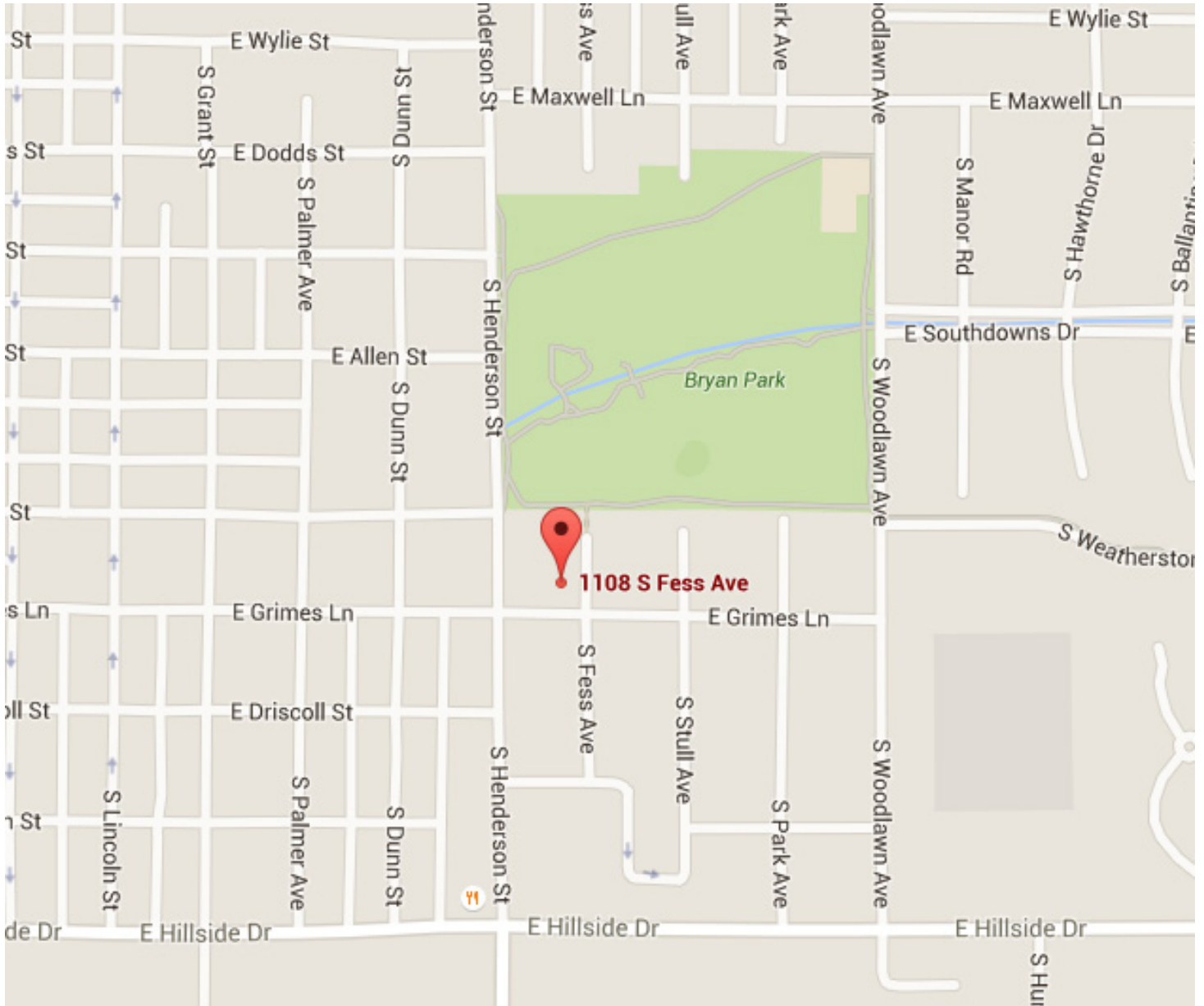
Date

Buyer

STATE MAP



LOCAL MAP



PROPERTY RELATED CONTACTS

UNITED COUNTRY COFFEY REALTY & AUCTION

CODY COFFEY

812.822.3200

CCOFFEY@UNITEDCOUNTRYIN.COM

WWW.UNITEDCOUNTRYIN.COM

COUNTY ASSESSOR

812•349•2502

COUNTY EXTENSION OFFICE

812•349•2575

COUNTY SURVEYOR

812•349•2570

AUDITOR OFFICE

812•349•2510

TREASURER

812•349•2502

CITY POLICE DEPARTMENT

812•339•4477

SHERIFF OFFICE

812•349•2780

STATE POLICE DEPARTMENT

812•332•4411

CHAMBER OF COMMERCE

812•336•6381

ECONOMIC DEVELOPMENT

[HTTP://WWW.MONROECOUNTYINDIANA.ORG](http://www.monroecountyindiana.org)

DNR FISH & WILDLIFE

[HTTP://WWW.IN.GOV/DNR/WATER/3844.HTM](http://www.in.gov/dnr/water/3844.htm)

WEBSITES OF INTEREST

[HTTP://WWW.MONROECOUNTY.IN.GOV/HTML](http://www.monroecounty.in.gov/html)

[HTTP://WWW.MONROECOUNTYINDIANA.ORG](http://www.monroecountyindiana.org)

BLOOMINGTON INDIANA/MONROE COUNTY

THE COUNTY WAS NAMED FOR PRESIDENT JAMES MONROE AND IS ONE OF 92 COUNTIES IN INDIANA.

THE COUNTY IS IN THE BLOOMINGTON METRO AREA. THE ESTIMATED POPULATION IN 2004 WAS 121,013. THIS WAS AN INCREASE OF .37% FROM THE 2000 CENSUS.

NESTLED IN THE ROLLING HILLS OF SOUTHERN INDIANA, BLOOMINGTON IS A BEST-LOVED CITY THAT BOASTS SPECTACULAR SCENERY, WORLD-CLASS EDUCATIONAL INSTITUTIONS AND UNIQUE SHOPPING AND DINING EXPERIENCES. BLOOMINGTON IS ONE OF THE GREAT PLACES TO LIVE, WORK AND PLAY. ITS UNIQUE CHARACTER AND FRIENDLY AND SAFE ENVIRONMENT ARE MATCHED BY FEW COMMUNITIES IN THE NATION.

WHILE YOU'RE IN BLOOMINGTON BE SURE TO EXPERIENCE THE CITY'S CHARACTER AND ALL ITS SIGHTS, SOUNDS AND TASTES. FROM SHOPPING AND MUSEUMS TO BIKING AND ART EXHIBITIONS, THE ACTIVITIES AVAILABLE FOR ALL TO ENJOY ARE ENDLESS.

WHETHER YOU'RE A NEW OR LONGTIME RESIDENT OF THE CITY OR JUST VISITING FOR BUSINESS OR RECREATION, BLOOMINGTON IS A PERFECT LOCATION. IF SEVERAL SITES LOOK FAMILIAR TO YOU, THE MOVIE **BREAKING AWAY** WAS FILMED HERE. BLOOMINGTON ALSO IS THE SETTING FOR AUTHOR **KAREN KINGSBURY'S** "FIRSTBORN" AND "REDEMPTION" SERIES.

THE CITY IS DEDICATED TO ENSURING THAT BLOOMINGTON REMAINS A CHARISMATIC, DIVERSE COMMUNITY THAT HAS BECOME A DESTINATION FOR MANY. BY OFFERING A VAST ARRAY OF OPPORTUNITIES IN EMPLOYMENT, EDUCATION, ARTS AND CULTURE, THE CITY IS CONTINUALLY ENHANCING THE QUALITY OF LIFE FOR EVERYONE.

IF YOU'RE LOOKING FOR A WORLD-CLASS EDUCATION, YOU'LL FIND ONE IN BLOOMINGTON. HOME TO AN AWARD-WINNING UNIVERSITY AND COMMUNITY COLLEGE, BLOOMINGTON'S UNIQUE TOWN-GOWN RELATIONSHIP CREATES AN ATMOSPHERE WHERE EDUCATION IS EASY TO COME BY AND ALWAYS AVAILABLE.

INDIANA UNIVERSITY

ESTABLISHED IN 1820 AS THE FIRST STATE COLLEGE WEST OF THE ALLEGHENY MOUNTAINS, INDIANA UNIVERSITY HAS TRANSFORMED OVER THE YEARS FROM AN OUTPOST OF KNOWLEDGE IN THE WILDERNESS TO A VIBRANT CENTER OF LEARNING FOR STUDENTS FROM ALL CULTURES AND BACKGROUNDS. IU OFFERS SEVERAL NATIONALLY RECOGNIZED PROGRAMS FOR STUDENTS OF EVERYTHING FROM MUSIC TO MEDICINE. PLUS, IU OFFERS A WORLD OF THINGS TO SEE AND DO FOR THE CASUAL VISITOR, INCLUDING MUSEUMS, PERFORMANCE VENUES, BIG TEN ATHLETICS AND SO MUCH MORE!

THE ABUNDANCE OF NATURAL BEAUTY IN THE AREA MAKE BLOOMINGTON A GREAT PLACE FOR AN OUTDOOR EXCURSION, WHETHER IT'S A SIMPLE DAY AT THE BEACH OR A TRUE NATURAL ADVENTURE. HOME TO THE STATE'S LARGEST INLAND LAKE, ONLY NATIONAL FOREST, AND A VARIETY OF CITY AND COUNTY PARKS, BLOOMINGTON'S GOT HIKING, FISHING, BOATING, BIKING, KAYAKING, HOT AIR BALLOONING AND MORE! OF COURSE, IF YOU'RE LOOKING FOR A LITTLE LESS ADVENTURE AND A LITTLE MORE RELAXATION, WE'VE GOT SOME GREAT BEACHES AND GOLF COURSES AS WELL.

CITY/COUNTY INFORMATION

LOOKING FOR THINGS YOU CAN'T SEE OR DO ANYWHERE ELSE? YOU'LL FIND THINGS IN BLOOMINGTON THAT YOU'VE NEVER IMAGINED! MANY PEOPLE ALREADY KNOW ABOUT BLOOMINGTON'S UNIQUE LIMESTONE HERITAGE AND BEAUTIFUL SCENERY, BUT HOW ABOUT THE COUNTRY'S ONLY TIBETAN CULTURAL CENTER, THE STATE'S OLDEST AND LARGEST WINERY, LOADS OF ANTIQUES OR A WORLD MUSIC FESTIVAL? YOU'LL FIND ALL THESE THINGS AND MORE AMONG BLOOMINGTON'S UNIQUE ATTRACTIONS!

LAKE MONROE

INDIANA'S LARGEST LAKE, NEAR THE INDIANA UNIVERSITY CAMPUS, FEATURES A SCENIC STONE-BLUFFED SHORELINE AND WOODED HILLS. MONROE LAKE IS LOCATED IN SOUTH CENTRAL INDIANA. THE LAKE WAS COMPLETED BY THE CORPS OF ENGINEERS IN 1965. WHILE THIS AREA OF SOUTHERN INDIANA IS KNOWN AS THE "THE LIMESTONE CAPITAL OF THE WORLD," AT ONE TIME IT ALSO HAD SEVERAL SALT DEPOSITS, CREATING A LUCRATIVE TRADE BY RAFTING THE MINED SALT DOWN THE CREEK THAT WOULD ONE DAY BECOME MONROE LAKE. HENCE THE NAME, SALT CREEK.

MONROE RESERVOIR IS 10,750 ACRES WATER WITH 23,952 TOTAL. LAKE MONROE HAS THREE STATE RECREATIONAL AREAS: HARDIN RIDGE, PAYNETOWN, AND FAIRFAX. THE LAKE IS SERVED BY A FULL SERVICE MARINA.

THE MONROE LAKE AREA WAS, UNTIL THE EARLY 1700'S, UNDISPUTED MIAMI INDIAN LAND, EVEN THOUGH OCCUPIED BY BOTH THE MIAMI AND DELAWARE TRIBES. THE LAKE AREA WAS ACQUIRED LEGALLY FROM THE INDIANS AS PART OF HARRISON'S PURCHASE, BY THE TREATY OF FORT WAYNE, ON SEPTEMBER 30, 1809.

THE FIRST RECORDED WHITE SETTLERS ARRIVED IN 1815, BUT WERE UNDOUBTEDLY PRECEDED BY HUNTERS AND REFUGEES FROM THE LAW. A TYPICAL LANDHOLDER FARMED A FEW ACRES CLAIMED FROM THE WOODS AND HARVESTED THE PLENTIFUL WILD GAME OF THE AREA. MANY OF THE ORIGINAL SETTLERS WERE THRIFTY AND INDUSTRIOUS, ALTHOUGH SQUATTERS AND LAND SPECULATORS ABOUNDED, SEEKING TO MAKE A FORTUNE IN THE NEW TERRITORY.

THE ROLLING HILLS OF SOUTHERN INDIANA PRODUCED TREMENDOUS AMOUNTS OF LUMBER FROM NATIVE STANDS OF POPLAR, MAPLE, CHERRY, WALNUT, AND ASH. FOREST CLEARING ALLOWED DEVELOPMENT OF A FARMING ECONOMY WHICH STILL A LOCAL MAINSTAY.

1/29/2016

[View Listings](#)



Residential Client Full Detail Report


Page 1 of 1

Listings as of 01/29/2016

Property Type AUCTION

Status Active

Auction Yes

MLS # 201602479	1108 S Fess Avenue	Bloomington	IN	47401	Status Active	LP \$1
	Area Monroe County	Parcel ID 53-08-04-403-139.000-009	Type Site-Built Home	Bedrms 2	F Baths 1	H Baths 1
Sub	Cross Street	Style One Story	School District MO...	Elem Templeton	JrH Jackson Creek	SrH Bloomington South
Location	Legal Description 015-64010-00 Edgemont Park Lot 17					
Directions Heading east on Grimes St., turn left on Fess Ave. Second house on the left.						

Remarks

Sec	Lot	Zoning	Abv Gd Fin SqFt	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	805	Ttl Fin SqFt	914	Year Built	1920	
Township Pery		Date Complete		Ext		Fndtn		# Rooms		5		
Room Dimensions												
	DIM	L	Baths		Full	Half	Water	CITY	Dryer Hookup Gas		Fireplace	No
LR	14 x 13	M	B-Main	1	1	Sewer	City	Dryer Hookup Elec		Guest Qtrs		
FR	x		B-Upper	0	0	Fuel /	Gas	Dryer Hook Up Gas/Elec		Split FlrPln		
KT	7 x 14	M	B-Blw G	0	0	Heating		Disposal		Ceiling Fan		
BK	x					Cooling		Water Soft-Owned		Skylight		
DN	x		Laundry Rm		Main		x	Water Soft-Rented		ADA Features		
MB	11 x 11	M						Alarm Sys-Sec		Fence		
2B	11 x 10	M						Alarm Sys-Rent		Golf Course		
3B	x							Jet/Grdn Tub		Nr Wlkg Trails		
4B	x		Garage	/	/	x	/	Pool		No	Garage Y/N	No
5B	x		Outbuilding	None		x		Pool Type		Garage Dr Opnr:		
RR	x		Outbuilding			x		Off Street Pk				
LF	x		Assn Dues			Not Applicable						
EX	x		Other Fees									
WtrType Restrictions												
Water Features			Water Access		Wtr Name		Channel Frtg					
			Wtr Frtg		Channel Frtg							

Virtual Tours:

Auction	Yes	Auction Reserve Price \$	Auction Date	Auction Time	2:00pm
Auctioneer Name			Auctioneer License #		
Financing:	Proposed	Exemptions	Year Taxes Payable	2014	
Annual Taxes	\$634.04	Is Owner/Seller a Real Estate Licensee	No	Possession	At closing
List Office					

Pending Date Closing Date Selling Price How Sold CDOM 9 No

Ttl Concessions Paid Sold/Concession Remarks
 The selected view does not have a layout for the current listing's class.
 Please refer to Paragon Help for more information on setting up a class for custom views.

PROPERTY CARD

Property Report Card for parcel 53-08-04-403-139.000-009

1/27/16, 11:51 AM

Monroe County, IN

Property Assessment Detail Report
 Parcel Number: 53-08-04-403-139.000-009
 39°North- 855.GIS.3939



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geograph...

Parcel Information

Parcel Number: 53-08-04-403-139.000-009
Alt Parcel Number: 015-64010-00
Property Address: 1108 S Fess AVE Bloomington, IN 47401-5963
Neighborhood: 152 Trending 2006 - F/A
Property Class: 1 Family Dwell - Platted Lot
Legal Description: 015-64010-00 Edgemont Park Lot 17
Owner Name: Michael, Donna Sue
Owner Address: 1108 S FESS AVE
 Bloomington, IN 47401

Taxing District

Township: PERRY TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

Land Type	Acreege	Dimensions
F		56x124

PROPERTY CARD

Property Report Card for parcel 53-08-04-403-139.000-009

1/27/16, 11:51 AM

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
09-18-2001	MICHAEL, DONNA SUE		2001 - 5517	SA	
11-08-1990	MICHAEL, GENEVA M & DONNA SUE		1990 - 4252	MI	
01-01-1900	MICHAEL, CLAUDE W & GENEVA M		1900 - 32188	MI	
01-01-1900	UNKNOWN			WD	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-27-2015	GENERAL REVALUATION	54300	78200	132500
05-15-2014	Annual Adjustment	54300	73600	127900
06-03-2013	Annual Adjustment	35700	92200	127900
06-22-2012	Annual Adjustment	35700	93700	129400
06-09-2011	Annual Adjustment	35700	93700	129400
03-01-2010	Annual Adjustment	35700	90900	126600
03-01-2009	MISCELLANEOUS	35700	90900	126600
03-01-2008	MISCELLANEOUS	35700	89200	124900
03-01-2007	MISCELLANEOUS	35700	85800	121500
03-01-2006	MISCELLANEOUS	31100	67500	98600
03-01-2005	MISCELLANEOUS	13600	58800	72400
03-01-2002	GENERAL REVALUATION	13600	58800	72400
03-01-1995	GENERAL REVALUATION	0	0	0
03-01-1994	GENERAL REVALUATION	0	0	0

Public Utilities

Water:	N
Sewer:	N
Gas:	N
Electricity:	N
All:	Y

Exterior Features

Exterior Feature	Size/Area
Porch, Enclosed Frame	16
Porch, Enclosed Masonry	144

Special Features

Description	Size/Area
-------------	-----------

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-Family R 01	D+2	A	1920	1985	780

Residential Dwelling Information

Single-Family R 01

Accommodations

BedRooms: 2

Plumbing

Full Baths: 1

Other

Heat Type: Central Warm Air

PROPERTY CARD

Property Report Card for parcel 53-08-04-403-139.000-009

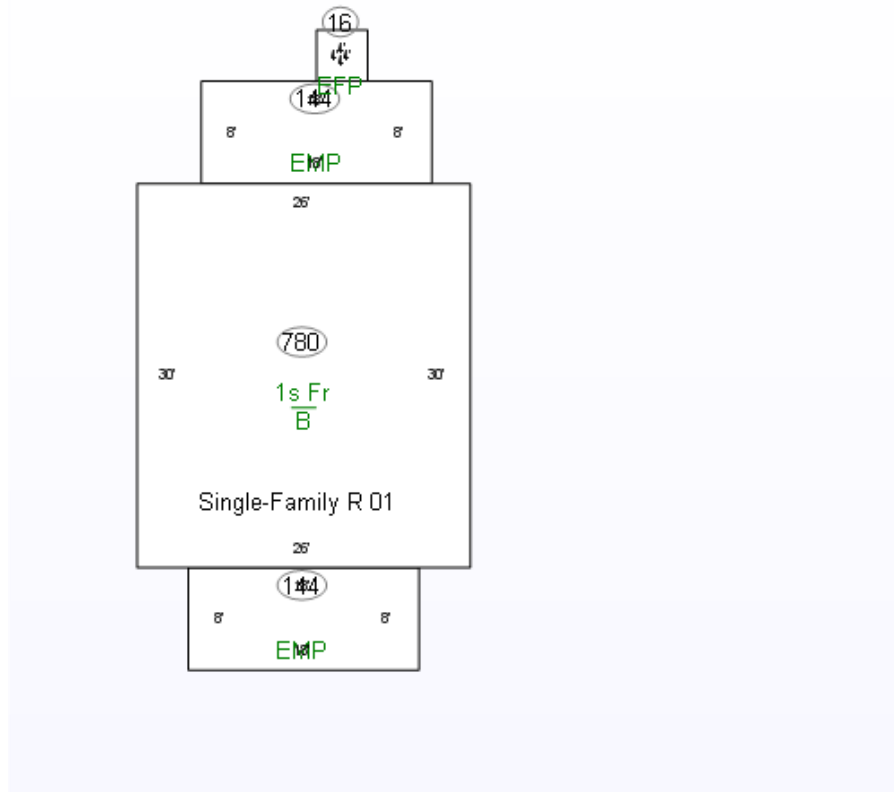
1/27/16, 11:51 AM

Finished Rooms: 6
Half Baths: 1
Full Baths Fixtures: 3
Half Baths Fixtures: 3
Kitchen Sinks: 1

Floors

Floor	Construction	Base	Finished
1	Wood Frame	780	780
B		780	0

Photos and Sketches





PROPERTY CARD

Property Report Card for parcel 53-08-04-403-139.000-009

1/27/16, 11:51 AM



PROPERTY CARD

Property Report Card for parcel 53-08-04-403-139.000-009

1/27/16, 11:51 AM



PROPERTY CARD

53-08-04-403-139,000-009

General Information

Parcel Number
53-08-04-403-139,000-009

Local Parcel Number
015-64010-00

Tax ID:

Routing Number
04-18-0007,000

Property Class 510
1 Family Dwell - Platted Lot

Year: 2015

Location Information

County
Montrose

Township
PERRY TOWNSHIP

District 009 (Local 009)
BLOOMINGTON CITY-PERRY TO BLOOMINGTON CITY-PERRY TO

School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53009145-009
152 Trending 2006 - F/A

Section/Plat

Location Address (1)
1108 S FESS AVE
Bloomington, IN 47401-5963

Zoning

Subdivision

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Other
Printed Thursday, June 18, 2015

Data Source N/A

Collector

Appraiser 09/08/2011

FK

MICHAEL, DONNA SUE

1108 S Fess Ave

510, 1 Family Dwell - Platted Lot

Ownership

MICHAEL, DONNA SUE
1108 S FESS AVE
BLOOMINGTON, IN 47401-5963

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/18/2001	MICHAEL, DONNA SUE	0	SA	2001/5517	\$0
11/08/1990	MICHAEL, GENEVA M & D	0	MI	1990/4252	\$0
01/01/1900	MICHAEL, CLAUDE W & G	0	MI	1900/32188	\$0
01/01/1900	UNKNOWN	WD	WD	/	\$0

Legal

EDGEWONT PARK LOT 17



Valuation Records (Work In Progress values are not certified values and are subject to change)

Residential

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Non Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Non Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2015	W/P	04/30/2015	Indiana Cost Mod	1.0000		\$54,300	\$0	\$0	\$0	\$78,200	\$0	\$0	\$0	\$132,500	\$132,500	\$0	\$0
2015	GenReval	05/27/2015	Indiana Cost Mod	1.0000		\$54,300	\$0	\$0	\$0	\$73,600	\$0	\$0	\$0	\$127,900	\$127,900	\$0	\$0
2014	AA	05/15/2014	Indiana Cost Mod	1.0000		\$54,300	\$0	\$0	\$0	\$73,600	\$0	\$0	\$0	\$127,900	\$127,900	\$0	\$0
2013	AA	06/03/2013	Indiana Cost Mod	1.0000		\$35,700	\$0	\$0	\$0	\$92,200	\$0	\$0	\$0	\$129,400	\$129,400	\$0	\$0
2012	AA	06/22/2012	Indiana Cost Mod	1.0000		\$35,700	\$0	\$0	\$0	\$93,700	\$0	\$0	\$0	\$129,400	\$129,400	\$0	\$0
2011	AA	06/09/2011	Indiana Cost Mod	1.0000		\$35,700	\$0	\$0	\$0	\$93,700	\$0	\$0	\$0	\$129,400	\$129,400	\$0	\$0

Land Computations

Calculated Acreage	0.16
Actual Frontage	56
Developer Discount	
Parcel Acreage	0.16
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	0.16
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$54,300
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$54,300

152 Trending 2006 - F/A/S 1/2

Notes

4/30/2015 2015-TRENDING:
2015/2016--CHANGED NHD FACTOR DUE TO TRENDING. 04/30/15 KS/SJ

3/11/2014 2014-TRENDING: 2014/2015 TRENDING--CHANGED LAND RATES DUE TO TRENDING. 03/11/14 KS/SJ

6/21/2011 2012 - REASSESSMENT: 2012/2013 REASSESSMENT-- NO CHANGE 06/08/11FK/SJ

11/19/00 : RR Rolling Reassessment 2007 pay 2008 change effective age from 1920 to 1985, per Nexus, LR

PROPERTY CARD

53-08-04-403-139,000-009 MICHAEL, DONNA SUE

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	780 sqft
Make	

Plumbing

Full Bath	#	TF
1	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type

Central Warm Air

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

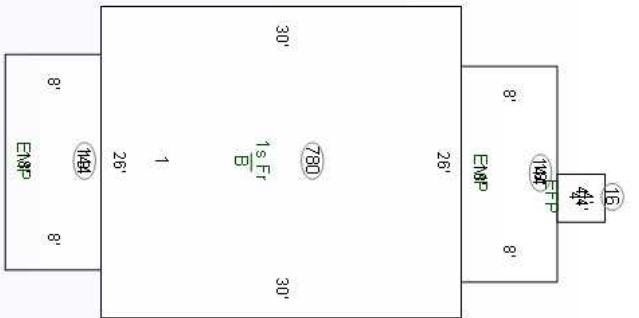
Exterior Features

Description	Area	Value
Porch, Enclosed Masonry	144	\$8,800
Porch, Enclosed Frame	16	\$3,500
Porch, Enclosed Masonry	144	\$8,800

1108 S Fess Ave

510, 1 Family Dwell - Platted Lot

152 Trending 2006 - F/A/S



Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	App Obs	PC Nbrd	MRkt	Improv Value	
1: Single-Family R 01	100%	1	Wood Frame	D+2	1920	1985	30 A		0.93			\$86,881	28%	\$62,550	0%	100%	1.25	1,000	\$78,200

Sub-Total, One Unit	Sub-Total, 1 Units	Totals
Exterior Features (+)	\$21,100	\$103,800
Garages (+) 0 sqft	\$0	\$103,800
Quality and Design Factor (Grade)	0.93	
Location Multiplier	0.93	
Replacement Cost	\$86,881	

Total all pages

\$78,200

Total this page

\$78,200

[Print](#)



2014 PAYABLE 2015 TAX INFORMATION - Monroe County, IN

Property : 53-08-04-403-139.000-009

Note: Some of the information provided may be incomplete, particularly delinquent taxes. To verify please contact the Treasurer's office.

Spring Due Date: May 11, 2015

Fall Due Date: November 10, 2015

Parcel Information	
Tax ID:	015-64010-00
Owner Name:	Michael, Donna Sue
Owner Address:	1108 S FESS AVE Bloomington, IN 47401
Legal Description:	015-64010-00 Edgemont Park Lot 17

Credit Rates	
Type	Rate
Homestead credit	3.58

Deductions	
Type	Amount
Mortgage	3000
Over 65	12480
Supplemental HSC	29015
Standard Hmst	45000

Payments				
Tax Set	Charge Type	Total Charge	Posted Payment	Balance Due
Bloomington City Perry Township	Spring installment	\$317.02	\$317.02	\$0.00
Bloomington City Perry Township	Fall installment	\$317.02	\$0.00	\$317.02
Bloomington City Perry Township	Year total	\$634.04	\$317.02	\$0.00

LEAD BASED PAINT DISCLOSURE

dotloop signature verification: www.dotloop.com/my/verification/DL-139391934-4-EZ2N



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

1 **PROPERTY ADDRESS:** 1108 South Fess Avenue, Bloomington, IN 47401
2
3

4 **LEAD WARNING STATEMENT**

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

13 **SELLER'S DISCLOSURE**

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

15 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
16
17
18

19 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
20
21

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

23 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate*
24 *Sales Disclosure* form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the
25 housing (list and attach documents below): _____
26
27

28 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
29

30 **BUYER'S ACKNOWLEDGMENT (initial)**

31 (c.) Buyer has received copies of all information listed above.

32 (d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

33 (e.) Buyer has **(check (i) or (ii) below)**:

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

36 **OR**

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

39 **BROKER'S ACKNOWLEDGMENT (initial)**

40 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard
41 Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.
42 **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**
43
44

1108 South Fess Avenue, Bloomington, IN 47401

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

Copyright IAR 2016

Phone:

Fax:

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

LEAD BASED PAINT DISCLOSURE

dotloop signature verification: www.dotloop.com/my/verification/DL-139391934-4-EZ2N

45 CERTIFICATION OF ACCURACY

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

48
49 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
50 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
51 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
52 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
53 document shall be promptly delivered, if requested.

54 55 56 57	<i>Estate of Donna Sue Michael - Dana Kerr, PR</i> SELLER'S SIGNATURE	dotloop verified 01/20/16 2:26PM EST HXR4-J6GB-CO9H-HOVQ DATE			BUYER'S SIGNATURE	DATE
58 59 60 61	Estate of Donna Sue Michael - Dana Kerr PRINTED				PRINTED	
62 63 64						
65 66 67 68	<i>Cody Coffey</i> LISTING BROKER	dotloop verified 01/21/16 12:06PM EST CKCH-YJZR-PRR5-QSMO DATE			SELLING BROKER	DATE



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2016



1108 South Fess Avenue, Bloomington, IN 47401

(Property Address)

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-54934

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- B. Pay us the premiums, fees and charges for the policy.
- C. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than \$10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than \$10,000 are also acceptable.

Wire transfer instructions are attached as an exhibit to this commitment. Please contact our closing department with any questions.

1. We must be furnished with a fully executed copy of an Amendment to the Offer to Purchase stating the legal description being sold/purchased is as follows: Lot 17 in Edgemont Park Subdivision.
2. Execution and recordation of a Personal Representative's Deed from Dana Robert Kerr, as Personal Representative of the Estate of Donna S. Michael, appointed under Cause Number 53C01-1509-EU-000196 in the Monroe Circuit Court I, to A Legally Qualified Entity Yet To Be Determined.

DEED SHALL CONTAIN THE FOLLOWING CLAUSE:

Grantor herein, Dana Robert Kerr, as Personal Representative of the Estate of Donna S. Michael states that Donna S. Michael is one and the same as Donna Sue Michael, grantee who took title to the above described real estate as shown in a Affidavit of Survivorship recorded September 18, 2001 as Instrument No. 2001019751 in the office of the Recorder of Monroe County, Indiana.

3. Vendor's Affidavit in satisfactory form executed by Dana Robert Kerr, as Personal Representative of the Estate of Donna S. Michael, should be furnished us at closing.
4. Release of Mortgage (Home Equity Conversion) from Donna Sue Michael to One Reverse Mortgage, LLC, in the amount of \$195,000.00 and recorded April 15, 2015 as Instrument No. 2015004627.
5. Release of Mortgage (Home Equity Conversion) from Donna Sue Michael to the Secretary of Housing and Urban Development, in the amount of \$195,000.00 and recorded April 15, 2015 as Instrument No. 2015004628.

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

Page 3 of 5

SCHEDULE B - SECTION I
(Continued)

- D. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

End of Schedule B - I
First American Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-54934

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. 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 and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. 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 covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. 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.
9. Covenants, Conditions, Restrictions and Easements contained within the plat of Edgemont Park Subdivision.
10. Taxes for the year 2014 due and payable 2015 a lien now payable.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 3.
Taxing Authority: Perry-City Township.
Duplicate Number: 53-08-04-403-139.000-009.
Assessed Value - Land: \$54,300;
Improvements: \$73,600;
Exemptions: \$3,000-M; \$12,480-Age, Credits: \$45,000-H; \$29,015-HSUPP
May installment in the amount of \$317.02 is PAID;
November Installment in the amount of \$317.02 is UNPAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$31.70
STORM WATER FEES:
May Installment in the amount of \$0.00 is N/A. November Installment in the amount of \$0.00 is N/A.
Total amount due to pay all outstanding taxes, delinquencies and penalties \$348.72.
11. Taxes for the year 2015 payable 2016 and thereafter, a lien but not yet due or payable.

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

Page 5 of 5

SCHEDULE B - SECTION II (Continued)

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. Persons and entities not listed above as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

Note: Exceptions 1 through 4, above, will be deleted for any loan policy committed to be issued. All applicable ALTA Endorsement forms including 4, 5, 6, 6.2, 8.1 and 9 will be issued with the loan policy.

**End of Schedule B - II
First American Title Insurance Company**

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 8th day of March, 2016, by and between
Estate of Donna Sue Michael, by Dana Kerr, pr hereinafter called the Seller(s) and
_____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition
(except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 1108 S. Fess Ave.
in the City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 015-61010-00 Edgemont Park Lot 17

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., Seven-Thousand-Five-Hundred dollars (\$7,500.00), as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Personal Representative Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before April 8, 2016 and shall take place at the office of John Bethell Title Company, Inc., 329 S. Walnut St., Bloomington, IN.

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event he chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement.

PROMISSORY NOTE

**1108 S. Fess Ave., Perry Township
Monroe County, Bloomington, Indiana 47401**

\$7,500.00
Amount

March 8, 2016
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:

John Bethell Title Company, Inc.

329 S. Walnut St.
Bloomington, IN 47401

The Sum of Seven-Thousand-Five-Hundred----- dollars

(\$7,500.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

_____, 2016
Signature Date

_____, 2016
Signature Date



AUCTION ADVANTAGES

BUYER BENEFITS

- PURCHASE PROPERTY AT FAIR MARKET VALUE
- ELIMINATE SOMETIMES LONG NEGOTIATION PERIODS
- REDUCE TIME TO PURCHASE PROPERTY
- GAIN CONFIDENCE AS THEY COMPETE
- DO NOT HAVE TO WORRY ABOUT CONTINGENCIES BECAUSE PURCHASING AND CLOSING DATES ARE KNOWN
- FEEL BETTER ABOUT A PURCHASE ± JUST KNOWING THERE IS A CONTENDING BID JUST ONE INCREMENT UNDER PURCHASE PRICE
- BUYERS KNOW PROPERTY OWNERS ARE MOTIVATED TO SELL
- BUYERS KNOW PROPERTY OWNERS SELL AT LOWEST PRICE POSSIBLE
- BUYERS CAN RECEIVE FAVORABLE FINANCING
- BUYERS SET THEIR OWN PURCHASE PRICE



**Coffey Realty
& Auction**

www.UnitedCountryIN.com

812-824-6000

