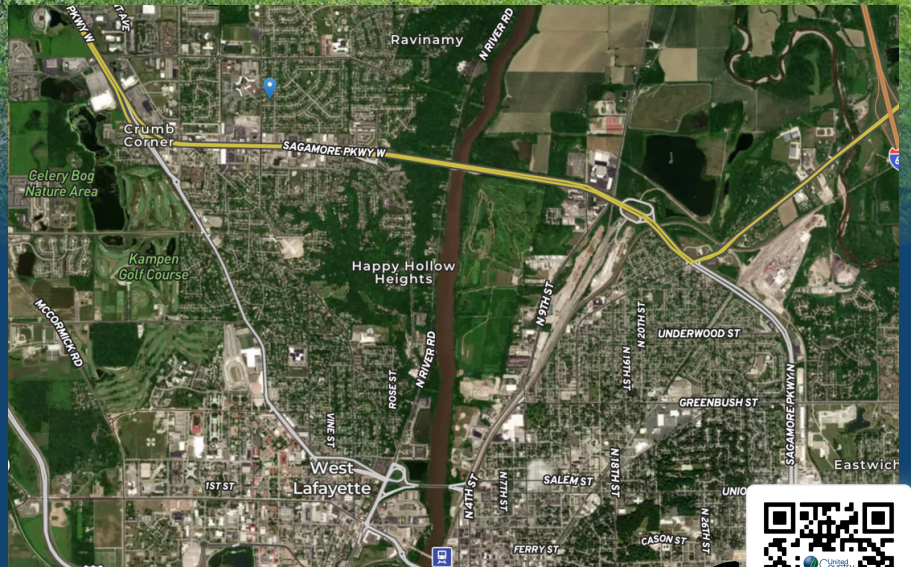


West Lafayette

HOUSE
FOR SALE

843 Sparta Street
West Lafayette, Indiana

- 3 Bedrooms
- 1 Bathroom
- West Lafayette
- Near Purdue University



SCAN ME

Auction

BIDDING ENDS

Wednesday, October 12 @ 6PM EDT

JIMMIE DEAN COFFEY & CODY COFFEY | 812.822.3200



Coffey Realty
& Auction

MORE INFORMATION:

UnitedCountryIN.com

INDEX



LOCATION MAP
AERIAL MAP
TERMS & CONDITIONS
LISTING INFORMATION
TAX SHEET
TITLE COMMITMENT
BID CERTIFICATION
SAMPLE CONTRACT

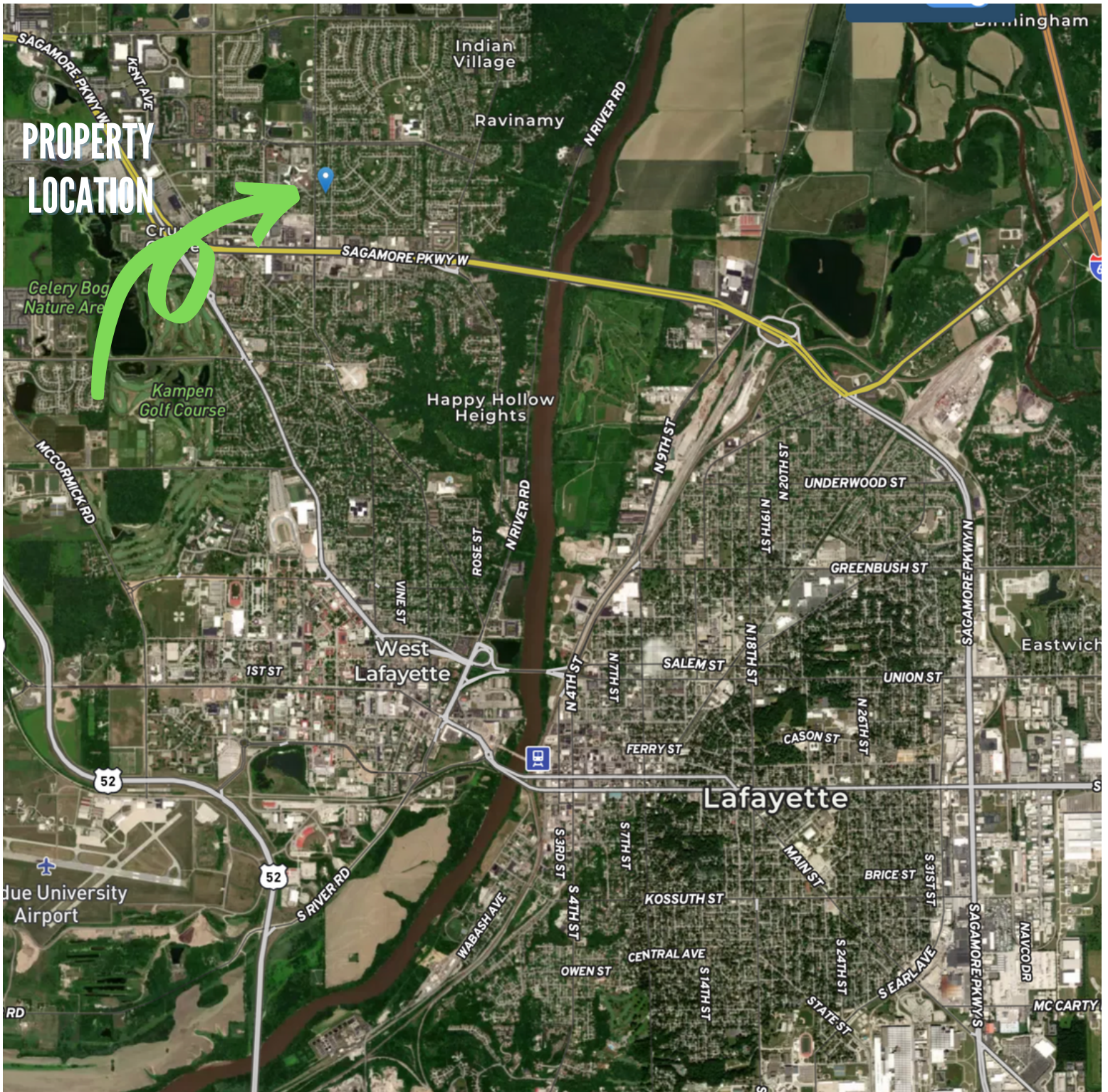
AUCTION
MANAGER

JIMMIE DEAN COFFEY | 812.360.6005 | JCOFFEY@UNITEDCOUNTRYIN.COM
CODY COFFEY | 812.360.8383 | CCOFFEY@UNITEDCOUNTRYIN.COM

DISCLAIMER

All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

LOCATION MAP



AERIAL MAP



TERMS & CONDITIONS

TERMS & CONDITIONS

Hoagland Trust - Real Estate Auction

843 Sparta Street, West Lafayette, IN 47906
Tippecanoe County, Wabash Township

Legal Description

BAR BARRY HGTS SD PT 2 LOT 97

- The property will be sold at Public "Online - Internet Auction", ending October 12, 2022 at 6 pm EDT
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
- 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 down payment of \$15,000.00 must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to Stallard & Schuh Title Service. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before November 14, 2022.
 - 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 Trustee's 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: Stallard & Schuh Title Service, 123 N. 8th Street, Lafayette, IN 47901
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before November 14, 2022
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate 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
- JDC Group, INC dba United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on as 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: By Appointment

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text Jimmie Dean Coffey or Cody Coffey at United Country Coffey Realty & Auction (812) 822-3200 office (812) 360-6005 Jimmie Dean's cell or (812) 360-8383 Cody's cell.

I do hereby agree to these Auction Terms & Conditions.

Bidder

LISTING INFORMATION



Residential Client Full Detail Report



Listings as of 09/06/2022

Page 1 of 1

Property Type RESIDENTIAL Status Active Auction Yes

MLS #	202236556	843 Sparta Street	West Lafayette	IN	47906	Status	Active	LP	\$1		
Area	Tippecanoe County		Parcel ID	79-07-07-200-007.000-026		Type	Site-Built Home				
Sub	Bar Barry Heights		Cross Street			Bedrms	3	F Baths	1	H Baths	0
Location	City/Town/Suburb		Style	One Story							
School District	WT...	Elem	Happy Hollow/Cumberland JrH		West Lafayette	SrH	West Lafayette				
Legal Description	BAR BARRY HGTS SD PT 2 LOT 97										
Directions	From 52, turn right onto Covington St. Turn right onto Sparta St. House is 2nd property on right										
Inside City Limits	City Zoning	County Zoning	Zoning Description								



Remarks 3 Bedroom, 1 bath, 2 car garage home less than 2 miles from Purdue University. Real estate auction ending on October 12, 2022 @ 6:00PM.

Sec	Lot	Lot Ac/SF/Dim	0.2300	/	10,019	.23	Src N	Lot Des	0-2.9999					
Township	Wabash		Abv Gd Fin SqFt	1,050	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,050	Year Built	1961		
Age	61	New	No	Date Complete	Ext	Brick, Vinyl	Fndtn	Crawl			# Rooms	6		
Room	Dimensions	Inside City Limits	City Zoning	County Zoni...	Zoning Description									
	DIM	L												
LR	14 x 16	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No		
DR	x		B-Main	1	0	Sewer	City	Dryer Hookup	Elec	No	Guest Qtrs	No		
FR	x		B-Upper	0	0	Fuel /	Gas	Dryer Hook Up	Gas/Elec	No	Split FirPln	No		
KT	15 x 11	M	B-Blw G	0	0	Heating		Disposal		No	Ceiling Fan	No		
BK	x					Cooling	Central Air	Water Soft-Owned		No	Skylight	No		
DN	x		Laundry Rm		Main		x	Water Soft-Rented		No	ADA Features	No		
MB	9 x 9	M	AMENITIES	Patio Open				Alarm Sys-Sec		No	Fence	None		
2B	11 x 12	M						Alarm Sys-Rent		No	Golf Course	No		
3B	10 x 11	M						Jet/Grdn Tub		No	Nr Wlkg Trails	No		
4B	x		Garage	2.0	/	Attached	/	26 x 19	/	494.00	Pool	No	Garage Y/N	Yes
5B	x		Outbuilding	Shed		10 x 10		Pool Type			Garage Dr Opnr:	No		
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											
	Wtr Frtg		Channel Frtg		Lake Type									
Virtual Tours:	Unbranded Virtual Tour													
Auction	Yes	Auction Reserve Price \$		Auction Date		9/1/2022	Auction Time		6:00pm					
Auctioneer Name	Jimmie Dean Coffey			Auctioneer License #		AU01049934								
Financing:	Proposed			Exemptions		Year Taxes Payable 2022								
Annual Taxes	\$1,636.38	Is Owner/Seller a Real Estate Licensee		No		Possession		at closing						
List Office	United Country Coffey Realty & Auction - Offc: 812-822-3200													
Pending Date	Closing Date		Selling Price		How Sold		CDOM 5							
Ttl Concessions Paid	Sold/Concession Remarks													
BBC	2%													

Presented by:

Phyllis Coffey / United Country Coffey Realty & Auction - Offc: 812-822-3200
 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

TAX SHEET

79-07-07-200-007.000-026

HOAGLAND MARY E TTEE

843 SPARTA ST

510

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
79-07-07-200-007.000-026
Parent Parcel Number
Property Address
843 SPARTA ST
Neighborhood
403 Glenwood Meadows/Barbarry Hgts
Property Class
510 Res 1 fam dwelling platted lot
TAXING DISTRICT INFORMATION
Jurisdiction 79 Tippecanoe
Area 010 Wabash
Corporation N
District 026 026

OWNERSHIP

HOAGLAND MARY E TTEE
843 SPARTA ST
WEST LAFAYETTE, IN 47906-1550 USA
BAR BARRY HGTS SD PT 2 LOT 97

Tax ID 164050001566

Printed 05/04/2022 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
03/04/2014	HOAGLAND MARY E	\$0
03/04/2014	HOAGLAND MARY E TTEE	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	Reason for Change	Homestead Allocations					Residential	Non-Residential
		01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022		
	4Y Reval	29600	50800	50800	50800	50800	0	
	Appraised Value	78500	78500	83400	90500	100300	300	
		108100	129300	134200	141300	151100	300	
	VALUATION	29600	50800	50800	50800	50800	0	
	True Tax Value	78500	78500	83400	90500	100300	300	
		108100	129300	134200	141300	151100	300	

LAND DATA AND CALCULATIONS

Site Description

Topography:
Public Utilities:
Water
Street or Road:
Paved
Neighborhood:
Static
Zoning:
Legal Acres:
0.0000
Admin Legal
0.0000

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 132 Effective Depth	Prod. Factor -or- Depth Factor Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 FV	90.0	0.2335	113.0	1.00	50800.00	50800.00	50800	SV	50800

COM: AU6 2006: ASSESSED VALUE TRENDED PER IC 6-1.1-4.5
EJM 12/14/05 QCD HOAGLAND MARY E TO HOAGLAND MARY E TTEE
JW 09/20/05 NON VALID TRANSACTION
CY15: Parcel Visited for CY 2015
1/13/15 no changes/lr
CY19: Parcel Visited for CY 2019
08/21/18 REVIEWED/NH LAND VALUES CHANGED FOR
19P20.
DR/TRH
GM: General Memo
CY22: GRADES AND CONDITIONS REDEFINED. SEE
<https://nbhd-403-tippecanoe.hub.arcgis.com/>
LDM: Land - Misc
CY22: NH LAND VALUES CHANGED TO \$50,800 PER

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards

TRUE TAX VALUE 50800

Supplemental Cards
TOTAL LAND VALUE

50800

TAX SHEET

79-07-07-200-007.000-026 Property Class: 510
843 SPARTA ST

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 1.0
Finished Area: 1040
Attic: None
Basement: None

ROOFING
Material: Asphalt shingles

FLOORING
Sub and joists 1.0
Vinyl tile 1.0
Carpet 1.0

EXTERIOR COVER
INTERIOR FINISH
Drywall 1.0

ACCOMMODATIONS

HEATING AND AIR CONDITIONING
Primary Heat: Central Warm Air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1040 0 0

PLUMBING

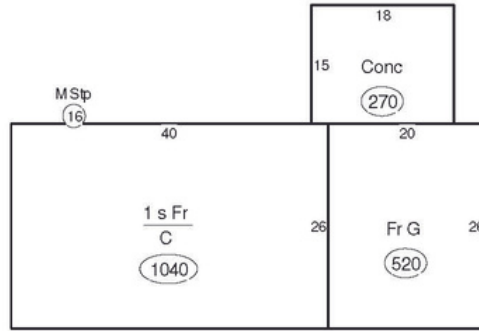
#	
3	Fixt. Baths
1	Kit Sink
1	Water Heat
5	TOTAL

REMODELING AND MODERNIZATION

Amount	Date

IMPROVEMENT DATA

03



Construction	Base Area	Floor Area	Sq Ft	Value
1 WOOD FRAME	1040	1.0	1040	75530

1040 Crawl ---- 5510

TOTAL BASE 81040

Row Type Adjustment 1.00%
SUB-TOTAL 81040

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	0
0 Heating	0
0 Air Condition	2770
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 5	0

Exterior Features SUB-TOTAL ONE UNIT 83810
Description Value Garages SUB-TOTAL 0 UNITS 83810

CONCP 1280	0 Integral	0
MSIP 830	520 Att Garage	14210
	0 Att Carports	0
	0 Bsmt Garage	0
	Ext Features	2110

SUB-TOTAL (LCM: 91.00)
Quality Class/Grade C

GRADE ADJUSTED VALUE 91120

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phvs Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL				1.00	1	C	1961	1961	AV	0.00	N	0.00	1040	91120	40	0	183	100	100000
G01 ATTGAR				0.00	1				AV	27.33	N	27.33	20x 26	14210	0	0	0	100	0
03 UTLSHED				0.00	1	E	1986	1986	AV	20.85	N	7.59	10x 10	760	65	0	100	100	300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

100300

79 03/01/2002

Neigh 403 AV

TITLE COMMITMENT

American Land Title Association Commitment for Title Insurance – Adopted 08-01-2016
Form C.G.U.1006



NORTH AMERICAN TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.


COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, North American Title Insurance Company, a California Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

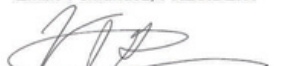
If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

NORTH AMERICAN TITLE INSURANCE COMPANY

BY


Emilio Fernandez, **PRESIDENT**

ATTEST


Valerie Jahn-Grandin, **SECRETARY**



This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TITLE COMMITMENT

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TITLE COMMITMENT

- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Issued by:



760 N.W. 107th Avenue, Suite 401
Miami, FL 33172

Or call us at:

Western States: 800-869-3434 Eastern States: 800-374-8475

www.natic.com

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TITLE COMMITMENT



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Stallard and Schuh

Issuing Office: 123 North 8th Street, Lafayette, IN 47901

ALTA® Universal ID: 1193302

Loan ID Number:

Commitment Number: 2022-269

Issuing Office File Number: 2022-269

Property Address: 843 Sparta Street, West Lafayette, IN 47906

Revision Number:

SCHEDULE A

1. Commitment Date: 08/25/2022
2. Policy to be issued:
 - (a) ALTA Homeowner's Policy (12-02-13)
Proposed Insured: TBD
Proposed Policy Amount: \$100.00
 - (b) ALTA Loan Policy (6-17-06)
Proposed Insured:
Proposed Policy Amount: \$1.00
3. The estate or interest in the Land described or referred to in this Commitment is fee simple
4. Title to the estate or interest in the Land is at the Commitment date vested in: Matthew Allan Hoagland, Successor Trustee of The Mary E. Hoagland Revocable Living Trust dated September 5, 1995 by quitclaim deed from Mary E. Hoagland dated 02/14/2014 and recorded with Tippecanoe County Recorder on 03/04/2014 as Instrument #201414003294.
5. The Land is described as follows:
See attached Exhibit A.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Kristen Edmundson
Stallard and Schuh

Agent Signature

Agent Number: 943

North American Title Insurance Company
Emilio Fernandez
President

By



Schedule A – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

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TITLE COMMITMENT



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule B-I

File No.: 2022-269

Commitment No.: 2022-269

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Mortgage from TBD, to _____, securing its loan in the amount of \$1.00.

Duly authorized and executed Deed from Matthew Allan Hoagland, Successor Trustee of The Mary E. Hoagland Revocable Living Trust dated September 5, 1995, to TBD, to be executed and recorded at closing.

We require that the deed contain language extinguishing the life estate of Mary E. Hoagland which was retained in the Quitclaim Deed recorded March 4, 2014 as Instrument No. 201414003294 who died on April 29, 2022.

5. Vendor's Affidavit, Borrower's or Buyer's Affidavit, Errors and Omissions/Compliance Agreement, and related documents are required by the Company to be executed at Closing.
6. We must be furnished a copy of the Trust Agreement for The Mary E. Hoagland Revocable Living Trust dated September 5, 1995 and all Amendments thereto or a Certificate of Trust stating the current Trustees and authorizations to hold, convey, and mortgage real estate. - SATISFIED

We require that all Trustees of the Trust execute the Deed, or that we be provided with a resolution or other proof of authorization executed by all Trustees setting forth the name of the Trustee authorized to execute the Deed on behalf of The Mary E. Hoagland Revocable Living Trust dated September 5, 1995.

7. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
8. NOTICE:

Effective July 1, 1993, a Sales Disclosure Form must be filed with the county auditor at the time of recording of most deeds and land contracts as required by IC 6-1.1-5.5. A fee of \$20.00 must be paid to the auditor at the time of filing and a \$10.00 fee per tax ID parcel shall apply.

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Schedule B-I – Requirements – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

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TITLE COMMITMENT



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule B-I

By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. (Sign, Print or Type Name). "

Effective July 1, 2009, 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 \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000.00 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. Closing Agent may accept a personal check of less than \$10,000.00 if the check is deposited and then held in the escrow account of the Closing Agent for at least 14 days before the date of Closing. Personal checks in the amount of \$500.00 or less may be accepted without a waiting period.

Effective July 1, 2013, Indiana Code 27-7-3-22 requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transaction in which a title policy is to be issued.

9. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land.
10. Real estate taxes or special assessments imposed on the Land for the year(s) 2021 and 2022, that are due or payable, but unpaid.
11. No open mortgage found.

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Schedule B-I – Requirements – ALTA® Commitment for Title Insurance (8/1/16)
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TITLE COMMITMENT



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Schedule B-II

File No.: 2022-269

Commitment No.: 2022-269

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. 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.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any liens, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments, which are not shown as existing liens by Public Records.
7. TAXES FOR STATE IDENTIFICATION 79-07-07-200-007.000-026
ADDRESS: 843 Sparta Street

Land \$50,800
Improvements \$100,300
Total Exemptions \$78,600
Net Assessment \$72,500

Taxes for year 2021 pay 2022
May Installment \$818.19 PAID
November Installment \$818.19 UNPAID

TAXES FOR THE YEAR 2022 BECAME A LIEN JANUARY 1, 2022 AND ARE DUE AND PAYABLE IN MAY AND NOVEMBER 2023.

The property address and tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

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Schedule B-II – Exceptions – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

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TITLE COMMITMENT



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COMMITMENT – Schedule B-II

8. Taxes or special assessments for the year 2021 due and payable November 2022, and all subsequent taxes, not yet due and payable.
9. Taxes or special assessments for the year 2022 due and payable May and November 2023, and all subsequent taxes, not yet due and payable.
10. 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.
11. Rights of the Public, the State of Indiana, County, and the municipality in and to that part of the premises taken or used for road purposes including utility right of way.
12. The acreage indicated in the legal description is for the sole purpose of identifying the said tract and should not be construed as insuring the quantity of land.
13. Rights of way for drainage tiles, ditches, laterals, and feeders, if any.
14. Rights of tenants, as tenants only, under unrecorded leases.
15. Declaration of Protective Covenants Covenants for Bar Barry Heights Part II Subdivision recorded January 13, 1960 in Deed record 267, page 338 in the official records of the Tippecanoe County Recorder.
16. Minimum building lines, easements, restrictions, conditions, and rights-of-way as shown on the Plat of Bar Barry Heights Part II Subdivision, dated March 27, 1959 and recorded January 13, 1960 in Plat Book 8, Page 4 and as Instrument No. 11001 in the official records of the Tippecanoe County Recorder.
17. Right of way for Sparta Street along the North side of subject property.

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Schedule B-II – Exceptions – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

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TITLE COMMITMENT



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Exhibit A

File No.: 2022-269

Commitment No.: 2022-269

EXHIBIT A

Property Description

Lot numbered Ninety-seven (97) in Bar Barry Heights Subdivision, Part II in Wabash Township, Tippecanoe County, Indiana.

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Exhibit A – ALTA® Commitment for Title Insurance (8/1/16)
Form: C.GU.1006

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TITLE COMMITMENT



North American Title Insurance Company
760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 869-3434

COMMITMENT – Chain of Title

File No.: 2022-269

Commitment No.: 2022-269

CHAIN OF TITLE

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

1. Mary E. Hoagland to Matthew Allan Hoagland, Successor Trustee of The Mary E. Hoagland Revocable Living Trust dated September 5, 1995 by quitclaim deed dated 02/14/2014 and recorded on 03/04/2014 as Instrument Number 201414003294 in the Official Records of the Tippecanoe County Recorder.
2. The Mary E. Hoagland Revocable Living Trust dated September 5, 1995 to Mary E. Hoagland by trustees quitclaim deed dated 02/14/2014 and recorded on 03/04/2014 as Instrument Number 201414003292 in the Official Records of the Tippecanoe County Recorder.
3. Mary E. Hoagland to The Mary E. Hoagland Revocable Living Trust dated September 5, 1995 by quitclaim deed dated 09/20/2005 and recorded on 12/14/2005 as Instrument Number 05029806 in the Official Records of the Tippecanoe County Recorder.
4. Barbara Jean Sigo to Mary E. Hoagland by warranty deed dated 08/27/1992 and recorded on 09/02/1992 as Instrument Number 92-19274 in the Official Records of the Tippecanoe County Recorder.

Chain of Title – ALTA® Commitment for Title Insurance (8/1/16)

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BID CERTIFICATION

Internal Office Use

Received _____

Date

Time

By _____

Approved By _____



**Coffey Realty
& Auction**

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein. **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 843 Sparta Street, West Lafayette, Indiana 47906

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Credit Card Type: MasterCard Visa Discover

Name on Card: _____

Card Number: _____ Security Code: _____

Expiration Date: _____

Signature: _____

Return to: 434 South Walnut Street, Bloomington, IN 47401

Phone: (812) 822-3200

E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com

SAMPLE CONTRACT



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 12th day of October 2022, by and between Mary E. Hoagland Revocable Living Trust 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: 843 Sparta Street
in the City of West Lafayette, County of Tippecanoe, Wabash Township, and State of Indiana.

Legally described as: Bar Barry Heights SE PT 2 Lot 97

Buyer herewith agrees to deposit with Stallard & Schuh Title Service \$ 15,000.00 dollars, 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 Trustee's 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 November 14, 2022 and shall take place at the office of Stallard & Schuh Title Service, 123 N. 8th, Lafayette, Indiana 47901.

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.

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

**843 Sparta Street
Tippecanoe County, Wabash Township
West Lafayette, Indiana 47906**

\$ 15,000.00
Amount

October 12, 2022
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Stallard & Schuh Title Service
123 N. 8th
Lafayette, Indiana 47901

The Sum of Fifteen Thousand dollars and no/100-----(\$15,000.00), 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.

Signature

October 12, 2022
Date

Signature

October 12, 2022
Date