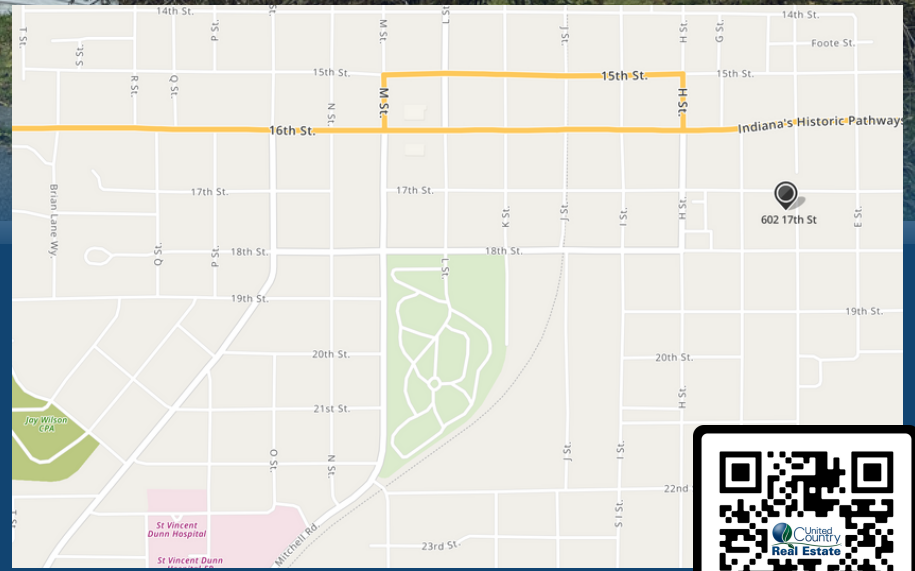




Bedford HOUSE FOR SALE



602 17th St. Bedford, Indiana

- 4 Bedrooms
- 1.5 Bathroom
- Bedford Indiana
- Quick Commute to
Bloomington or Crane



SCAN ME

Auction

BIDDING ENDS
Wednesday, March 8 @ 6PM EST

JIMMIE DEAN COFFEY & CODY COFFEY | 812.822.3200



**Coffey Realty
& Auction**

MORE INFORMATION:
UnitedCountryIN.com

SELLER: Patricia Allen Estate LIC. # - AU01049934

INDEX



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

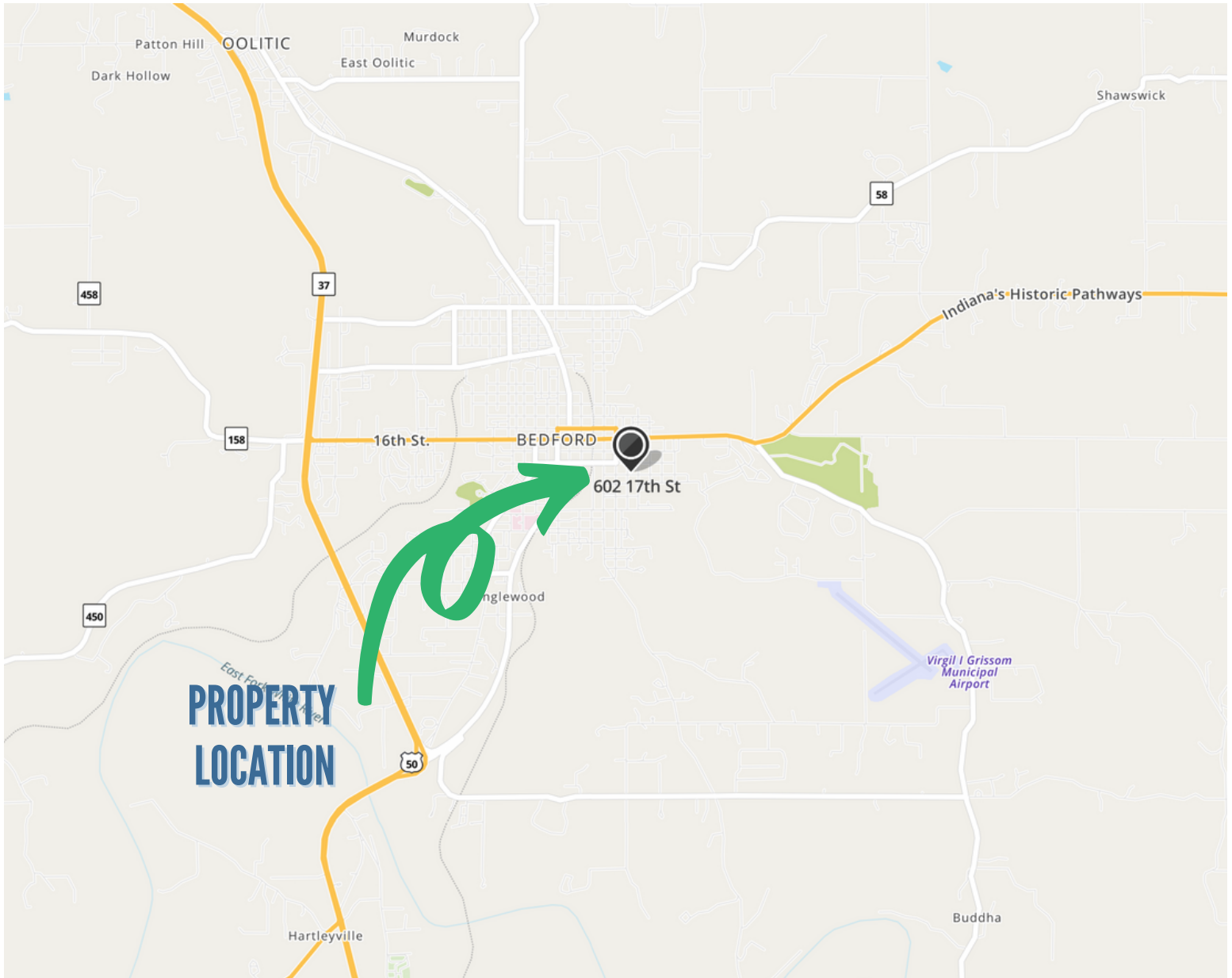
AUCTION
MANAGER

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



TERMS & CONDITIONS

TERMS & CONDITIONS

Patricia Allen Estate - Real Estate Auction

602 17th Street
Bedford, IN 47421

Legal Description

E BEDFORD E 50 LOT 2 & W 1/2 LOT 2 90 X 186 CONT: Patricia Anne Allen 4/17/13

- The property will be sold at Public "Online - Internet Auction", ending March 8, 2023 at 6:00pm (soft close)
- The property will be sold subject to seller's and confirmation and or court approval (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 \$5,000.00** 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 Classic Title. 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 April 21, 2023 (45 days from accepted purchase agreement).
 - 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 Warranty 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: **Classic Title Co.** 1526 I St. Bedford, IN 47421
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before April 21, 2023
- 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 ad 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: 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 02/08/2023

Page 1 of 1

Property Type RESIDENTIAL Status Active Auction Yes

MLS #	202303152	602 17th Street	Bedford	IN 47421	Status	Active	LP	\$1
	Area	Lawrence County	Parcel ID	47-06-24-232-002.000-010	Type	Site-Built Home		
	Sub	None	Cross Street		Bedrms	4	F Baths	1
	Location	City/Town/Suburb	Style	Two Story	H Baths	1		
	School District	NLA... Elem	Lincoln	JrH	Bedford	SrH	Bedford-North Lawrence	
	Legal Description	E BEDFORD E 50 LOT 2 & W 1/2 LOT 2 90 X 186CONT: PATRICIA ANNE ALLEN 4/17/13						
	Directions	From SR 37 take 16th Street east to H Street turn right then left onto 17th Street go approx 0.2 mile property is on the						
	Inside City Limits	City Zoning	County Zoning	Zoning Description				

Remarks The property will be sold at Public "Online - Internet Auction" Bidding/Offer ending Wednesday, March 8, 2023 @ 6:00PM (Soft close) -Property sells AS-IS, Where is with no contingencies. ***For more details see Terms for the auction***

Sec	Lot 2	Lot Ac/SF/Dim	0.3800 / 16,740	90X186	Src N	Lot Des	Corner, 0-2.9999		
Township	Shawswick	Abv Gd Fin SqFt	1,440	Below Gd Fin SqFt	0	Ttl Belpw Gd SqFt	804	Ttl Fin SqFt	1,440
Age	103 New No	Date Complete		Ext	Vinyl	Fndtn	Partial Basement	# Rooms	8
Room	Dimensions	Inside City Limits	City Zoning	County Zoni...	Zoning Description				
	DIM	L							
LR	15 x 16	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No
DR	12 x 11	M	B-Main	0	1	Sewer	City	Dryer Hookup Elec	No
FR	x		B-Upper	1	0	Fuel /	Gas	Dryer Hook Up Gas/Elec	No
KT	12 x 11	M	B-Blw G	0	0	Heating		Disposal	No
BK	x					Cooling	None	Water Soft-Owned	No
DN	x		Laundry Rm	N/A				Water Soft-Rented	No
MB	12 x 10	U						Alarm Sys-Sec	No
2B	13 x 10	U						Alarm Sys-Rent	No
3B	10 x 10	U						Jet/Grdn Tub	No
4B	13 x 10	U	Garage	/	/	x	/	Pool	No
5B	x		Outbuilding	None		x		Pool Type	
RR	x		Outbuilding			x		Off Street Pk	
LF	x		Assn Dues			Not Applicable		FIREPLACE	Living/Great Rm
EX	x		Other Fees						
WtrType			Restrictions						
Water Features			Water Access			Wtr Name			
			Wtr Frtg			Channel Frtg			
			None			Lake Type			
Virtual Tours:	Unbranded Virtual Tour								
Auction	Yes	Auction Reserve Price \$			Auction Date	2/6/2023	Auction Time 6:00 pm		
Auctioneer Name	Jimmie Dean Coffey				Auctioneer License #	AU01049934			
Financing:	Proposed	Cash	Exemptions			Year Taxes Payable 2022			
Annual Taxes	\$871.24	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%							

Yes

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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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Page 1 of 1

02/08/2023 09:34 AM

TAX SHEET

10/3/22, 12:30 PM

Elevate

Parcel Information

Owner Name	Belcher, Richard M & Sally A Revocable Trust
Owner Address	602 17th St Bedford, In 47421
Parcel Number	47-06-24-232-002.000-010
Alt Parcel Number	11 000927 00 P18S
Property Address	602 17TH St, Bedford, In 47421
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	Bedford South #2, 1117-010
Legal Description	E BEDFORD E 50 LOT 2 & W 1/2 LOT 2 90 X 186 CONT: Patricia Anne Allen 4/17/13

Taxing District

Township	Shawswick Township
Corporation	North Lawrence Community Schools
Taxing District Name	Bedford City
Taxing District Number	010

Land Description

Land Type	Acreage	Dimensions
F	0.00	90x186

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Jones & Jones Agency, Inc-cont			Wd	
2000-02-28	Jones & Jones Agency, Inc		201300002472	Ct	\$55,000.00
2013-09-17	Belcher, Sally		1300006107	Cw	\$32,745.00
2019-06-05	Belcher, Richard M & Sally A Revocable Trust		19003066	Qc	

TAX SHEET

10/3/22, 12:30 PM

Elevate

Exterior Features

Exterior Feature	Size/Area
Patio, Concrete	48
Porch, Enclosed Frame	84
Porch, Open Frame	192
Wood Deck	48

Special Features

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

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-family R 01	C	A	1920	1940	1,440

Single-Family R 01

Accommodations

Bed Rooms	3
Finished Rooms	5

Plumbing

Full Baths	1
Full Baths Fixtures	3
Half Baths	1
Half Baths Fixtures	2
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Wood Frame	720	720
2	Wood Frame	720	720
B		804	

TAX SHEET

10/3/22, 12:30 PM

Elevate



Tax Bill

Parcel Information

Parcel Number 47-06-24-232-002.000-010
 Tax ID 11 000927 00 P18S
 Owner Name Belcher, Richard M & Sally A Revocable Trust
 Owner Address 602 17th St Bedford, In 47421
 Legal Description E BEDFORD E 50 LOT 2 & W 1/2 LOT 2 90 X 186 CONT: Patricia Anne Allen 4/17/13

2021 PAY 2022

Deductions

Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$15,750.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bedford	1st Installment Penalty	\$43.56	\$0	\$43.56
Bedford	1st Installment Tax	\$435.62	\$0	\$435.62
Bedford	2nd Installment Tax	\$435.62	\$0	\$435.62
Bedford	Additional 5% Penalty	\$16.72	\$0	\$16.72
Bedford	Former Yr 1st Install Penalty	\$33.44	\$0	\$33.44
Bedford	Last Year 2nd Installment Tax	\$334.38	\$0	\$334.38
Bedford	Ly 2nd Installment Penalty	\$16.72	\$0	\$16.72

2020 PAY 2021

TAX SHEET

10/3/22, 12:30 PM

Elevate

Deductions

Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$12,705.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bedford	1st Installment Tax	\$334.38	\$334.38	\$0
Bedford	2nd Installment Penalty	\$16.72	\$0	\$16.72
Bedford	2nd Installment Tax	\$334.38	\$0	\$334.38

2019 PAY 2020

Deductions

Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$11,235.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Bedford	1st Installment Tax	\$296.41	\$296.41	\$0
Bedford	2nd Installment Tax	\$296.41	\$296.41	\$0

Overlay Report

Overlay by Landuse and Soil

PIN 18	47-06-24-232-002.000-010			
Total Acreage	0.384			
Total Adj. Acreage	0.000			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Cspc2	0	Unknown	0.384	0.000

TITLE COMMITMENT

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	Commitment Number 23-14352

Transaction Identification Data for reference only:

Issuing Agent: **CLASSIC TITLE, INC.**

Issuing Office: **1526 I Street, Bedford, Indiana 47421**

Issuing Office's ALTA® Registry ID:

Loan ID No.:

Commitment No.: **23-14352**

Issuing Office File No.: **23-14352**

Property Address: **602 17TH St, Bedford, IN 47421**

Revision No.:

SCHEDULE A

1. Commitment Date: **January 4, 2023 at 8:00 am**

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy

Proposed Insured: **TBD**

Proposed Policy Amount: \$ **TBD**

(b)

Proposed Insured:

Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:

Richard M. Belcher, Sally A. Belcher and Jimmie Dean Coffey as Initial Co-Trustees of the Richard M. Belcher and Sally A. Belcher Revocable Trust dated Marcy 7, 2019

FIRST AMERICAN TITLE INSURANCE COMPANY

CLASSIC TITLE, INC.

By: _____
Authorized Signatory

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TITLE COMMITMENT

 First American Title™	ALTA Commitment for Title Insurance
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Schedule A	Commitment Number 23-14352

Commitment No. 23-14352

5. The Land is described as follows:

See continuation of Schedule A

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TITLE COMMITMENT

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	ISSUED BY First American Title Insurance Company
Schedule BI	Commitment Number 23-14352

Commitment No. 23-14352

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.
 - a. Trustee's Warranty Deed from Richard M. Belcher, Salley A. Belcher and Jimmie Dean Coffey as Initial Co-Trustees of the Richard M. Belcher and Sally A. Belcher Revocable Trust dated March 7, 2019 to the Estate of Patricia Anne Allen must be executed and placed of record. Said deed should contain the following **Two (2)** recitals therein: This conveyance is made and accepted in fulfillment of a certain Contract for Conditional Sale of Real Estate recorded on April 17, 2013 in Record Book 365, page 1957 as Instrument No. 201300002472. This Trust is in full force and effect and co-trustees have full authority under the terms of said trust to make said conveyance.
 - b. Personal Representative's Deed from the Estate of Patricia Anne Allen to **TBD** must be executed and placed of record.
5. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
6. 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.
7. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
8. Affidavits to be executed at the closing and returned to Classic Title, Inc..
9. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11- 15.

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Schedule BI	Commitment Number 23-14352

Commitment No. 23-14352

SCHEDULE B, PART I
Requirements (Continued)

18. Judgments: None, EXCEPT AS SHOWN IN SCHEDULE B.
19. NOTE: In order to complete this title commitment, we must be furnished with the name of the purchaser and the purchase price of subject real estate. The company reserves the right to take additional exceptions and to make additional requirements upon being furnished this information.

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Schedule BI	Commitment Number 23-14352

Commitment No. 23-14352

SCHEDULE B, PART I Requirements (Continued)

10. By virtue of I.C. 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 Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
11. Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
12. Note: Effective July 1, 2009, HEA 1374 (enacting 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 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form 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 or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
13. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.
14. Any Conveyance by the Trustees of the trust under which title is held must be accompanied by evidence of the continued existence of the trust, the identity of the Trustees and evidence of authority with respect to the contemplated transaction.
15. Trustee's Warranty Deed from Richard M. Belcher, Salley A. Belcher and Jimmie Dean Coffey as Initial Co-Trustees of the Richard M. Belcher and Sally A. Belcher Revocable Trust dated March 7, 2019 to the Estate of Patricia Anne Allen must be executed and placed of record. Said deed should contain the following **Two (2)** recitals therein: This conveyance is made and accepted in fulfillment of a certain Contract for Conditional Sale of Real Estate recorded on April 17, 2013 in Record Book 365, page 1957 as Instrument No. 201300002472. This Trust is in full force and effect and co-trustees have full authority under the terms of said trust to make said conveyance.
16. Personal Representative's Deed from the Estate of Patricia Anne Allen to **TBD** must be executed and placed of record.
17. We require that the Personal Representative's Deed be executed in accordance with the requirements of Indiana law. We reserve the right to add such further exceptions as may be appropriate if the deed will not be executed by the personal representative.

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TITLE COMMITMENT

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BII	Commitment Number 23-14352

Commitment No. 23-14352

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, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate land survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Real estate taxes assessed for the year 2021 are a lien and are due in two installments payable May 10 and November 10, 2022.

Assessed in the name of: Richard M. Belcher, Sally A. Belcher and Jimmie Dean Coffey, as Initial Co-Trustees of the Richard M. Belcher and Sally A. Belcher Revocable Trust dated March 7, 2019
Parcel No.: 47-06-24-232-002.000-010
Taxing Unit and Code: Bedford
Land: 11,900.00 Improvements: 78,100.00
Exemptions: M=\$3,000.00; H=\$45,000.00; HS=\$15,750.00
May installment of \$435.62 is paid
November installment of \$435.62 is paid

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TITLE COMMITMENT

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	ISSUED BY First American Title Insurance Company
Schedule BII	Commitment Number 23-14352

Commitment No. 23-14352

SCHEDULE B, PART II

Exceptions (Continued)

8. Real estate taxes assessed for the year 2022, which became a lien on January 1st, but are not due and payable until 2023. Real estate taxes assessed for the year 2023, which became a lien on January 1st, but are not due and payable until 2024.
9. The exact quantity of land or number of acres contained within the property described herein is not insured. The acreage listed, if any, is for convenience only and the company does not guarantee or affirm as to the true acreage of the property.
10. Rights of the public, the State of Indiana, and County of Lawrence and the municipality in and to that part of the premises taken or used for road or alley purposes and utility rights-of-way.
11. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
12. Mineral 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.
13. Any easements, rights of way or servitudes appearing in the public records.
14. Covenants, conditions, and restrictions, if any, which appear of record, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 4, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
15. Possible municipal assessments, sewer use charges, and/or impact fees levied by City of Bedford, Indiana.
16. Terms and provisions of the trust under which title is held.
17. Right, title and interest of Patricia Anne Allen, purchaser(s), under a conditional sales contract dated February 28, 2000 and recorded April 17, 2013, Record 365, page 1957 as Instrument No. 201300002472.
18. Proceedings pending in the matter of the supervised estate of Patricia Anne Allen, deceased, Estate No. 47C01-2206-ES-000071 of the Lawrence Circuit Court, wherein on June 29, 2022, Walter Turpin was/were appointed and qualified to be personal representative(s). Attorney of record is Debra K. Herthel, whose phone number is 812-279-2024.
19. Pending proceedings for Civil Collection filed August 2, 2019, by Cavalry SPV I, LLC, Plaintiff, against Patricia A. Allen, defendant, in Circuit Court, Lawrence County, Indiana as Cause No. 47C01-1907-CC-001077. (NOTE: We are unable to determine if the above listed defendant Patricia A. Allen is one and the same person as contract purchaser, Patricia Anne Allen.)
20. This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

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

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TITLE COMMITMENT

 <i>First American Title</i> TM	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	Commitment Number 23-14352

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAWRENCE, STATE OF INDIANA AND IS DESCRIBED AS FOLLOWS:

Legal Description:

Forty (40) feet of equal width off of the West side of Lot Number Two (2) in East Bedford, an Addition to the City of Bedford, Indiana.

ALSO, Fifty (50) feet of even width off the East side of Lot Number Two (2) in East Bedford, an Addition to the City of Bedford, Lawrence County, State of Indiana.

Commonly known as 602 17th Street, Bedford, Indiana 47421

TITLE COMMITMENT

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BII	Commitment Number 23-14352

Commitment No. 23-14352

SCHEDULE B, PART II
Exceptions (Continued)

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

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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: 602 17th Street, Bedford, IN 47421

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 8th day of March 2023, by and between
Estate of Patricia Allen 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: 602 17th Street
in the City of Bedford, County of Lawrence, Shawswick Township, and State of Indiana.

- Legally described as: E BEDFORD E 50 LOT 2 & W 1/2 LOT 2 90 X 186 CONT: Patricia Anne Allen 4/17/13

Buyer herewith agrees to deposit with Stallard & Schuh Title Service \$ 5,000.00 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 Warranty 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 21, 2023 and shall take place at the office of **Classic Title Co.** 1526 I St. Bedford, IN 47421.

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

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. "All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to and payable to: Classic Title Co.

High Bid Selling Price \$ _____

Plus 11% Buyer's Premium \$ _____

Total Purchase Price \$ _____

Less Down Payment \$ 5,000.00 _____

Total Due at Closing \$ _____

This offer will expire if not accepted on or before: March 9, 2023 at 5:00pm

Purchased By:

Buyer Date _____

Printed Phone _____

Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Printed Phone _____

Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____

Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____

Estate of Patricia Allen
Printed Time: _____

Seller Date _____

Printed

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

602 17th Street
Lawrence County, Shawswick Township
Bedford, IN 47421

\$ 5,000.00
Amount

March 8, 2023
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Classic Title Co.
1526 I St. Bedford, IN 47421

The Sum of Five Thousand dollars and no/100----- (\$5,000.00), 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

March 8, 2023
Date

Signature

March 8, 2023
Date