

ELLETTSVILLE HISTORIC HOME FOR SALE

Online Auction: MAY 8 - 6 PM



BE SURE TO STOP BY TO TAKE A LOOK AT THE PROPERTY

PROPERTY LOCATION:

203 S. SALE ST. | ELLETTSVILLE, IN

PREVIEW DATES

APRIL 14 - 1:00 PM

APRIL 29 - 6:00 PM



ROB MCCONNELL & GABRIELLE GETTS

812.821.7883

812.340.3295



**Coffey Realty
& Auction**



812.822.3200

for more information

UnitedCountryIN.com

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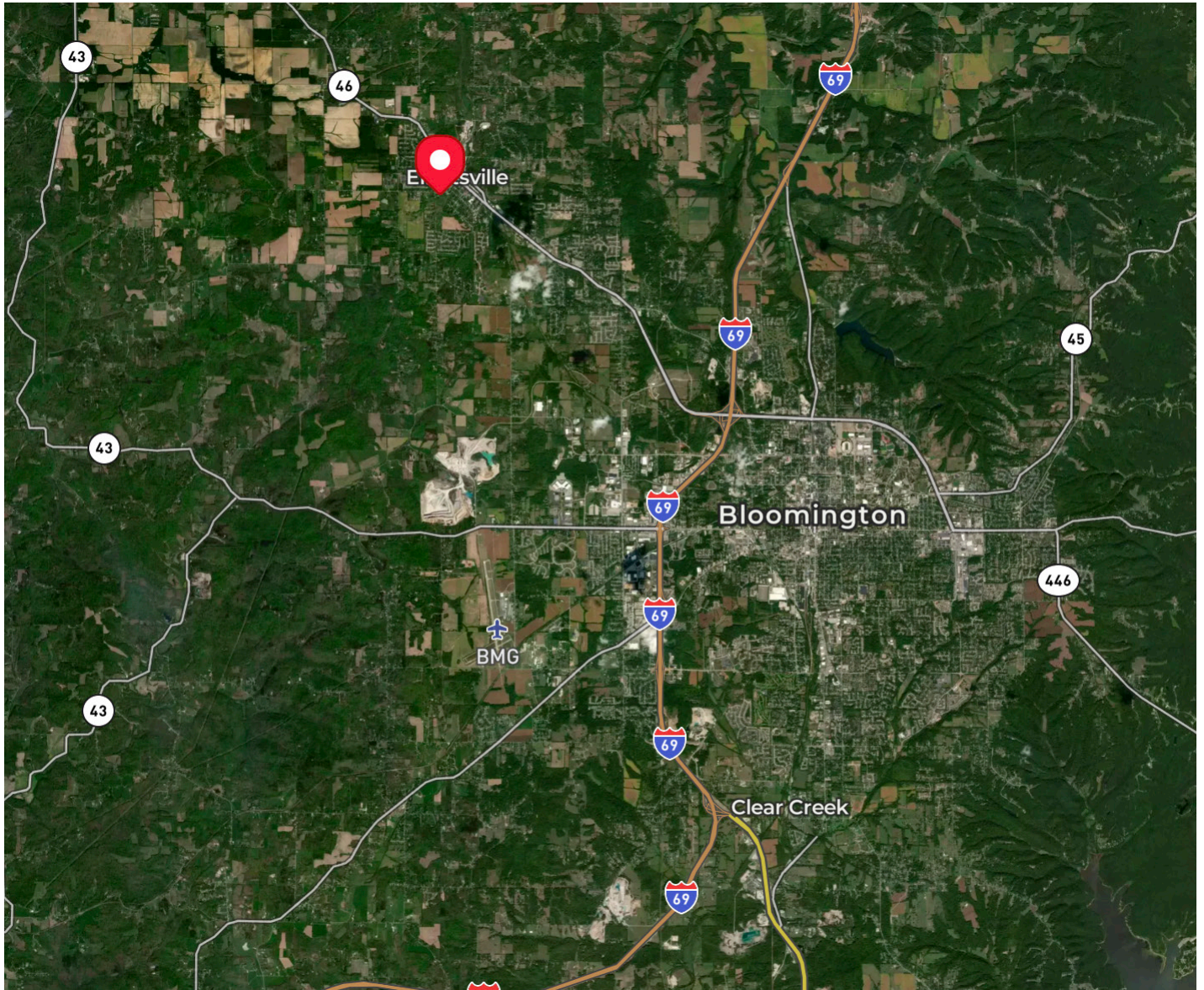
Auction
Manager

Rob McConnell | 812.821.7883 | rmcconnell@unitedcountryin.com
Gabrielle Getts | 812.340.3295 | ggetts@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

OF THE AUCTION

TERMS & CONDITIONS

**203 S. Sale Street
Ellettsville, IN 47429**

Legal Description

009-05180-00 SHARPS 1ST PT LOTS 71, 72 & VAC ALLEY; L71A

- The property will be sold at Public “Online - Internet Auction”, ending May 8, 2024 @ 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 \$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 John Bethell Title Co. 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 July 21, 2024
 - 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: **John Bethell Title Company - 2626 S Walnut St, Bloomington, IN 47401**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before July 21, 2024
- 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 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:**
Sunday, April 14th @ 1:00 pm & Monday, April 29th @ 6:00 pm

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 Rob McConnell or Gabrielle Getts at United Country Coffey Realty & Auction (812) 822-3200 office (812) 821-7883 Rob’s cell or (812) 340-3295 Gabrielle’s cell.

I do hereby agree to these Auction Terms & Conditions.

Bidder

Bidder

PROPERTY

INFORMATION

Welcome to a piece of history—a timeless gem that is this quaint 4-bedroom, 1-bathroom residence, dating back to its construction in 1899. Nestled in the heart of small-town USA, Ellettsville, In, this home is a tribute to nostalgia and potential, offering a lifestyle rich in community and comfort.

Auction Date: Online Only - Bidding ends May 8 at 6 pm

Preview Dates:

Sunday, April 14th @ 1:00 pm

Monday, April 29th @ 6:00 pm

Convenience abounds with nearby amenities including the library, corner gas station, post office, local coffee shop, kids' park, and nearby baseball diamonds, allowing you to immerse yourself in the vibrant pulse of the neighborhood. Whether attending the annual Fall festival or simply enjoying leisurely walks along the picturesque streets, the spirit of the community warmly embraces you.

Indulge in the timeless pleasures of downtown living, from lazy Sunday afternoons spent on the inviting front porch sipping sweet tea to cozy evenings gathered by the fireplace, reminiscing about cherished memories. For the weekend enthusiast, a detached two-bay garage awaits, equipped with overhead openers, ideal for embarking on DIY projects or tinkering with automobiles and an additional garage attached on the backside of the home.

This captivating abode eagerly anticipates its next chapter, beckoning you and your loved ones to fill its walls with laughter, warmth, and unforgettable moments. Revel in the unique character and endless possibilities of this special home, where every corner exudes love, joy, and the tranquility of small-town living.

Key features include custom woodwork gracing the entryway, a living room adorned with built-in display cabinets and a gas fireplace, a dining room featuring a ceiling fan and custom window storage nook, and a kitchen illuminated by large windows with views of the backyard, complete with a ceiling fan and pantry. The sunroom offers a haven of natural light, while Bedroom 1 boasts access to the front porch and a walk-in closet. Upstairs, Bedrooms 2, 3, and 4, along with a study with a storage closet, offer comfortable retreats. The bathroom features a window and a full shower with a tub, while plush carpeting and plaster walls throughout the entire house provide an air of coziness and tradition.

Conveniently located just 1 hour from downtown Indianapolis, 16 minutes from downtown Bloomington / Indiana University, and 2 hours and 6 minutes from downtown Louisville, with RBBCSC school district within a 3-5 minute drive. Utilities include Smithville, Centerpoint, Duke Energy, and Ellettsville utilities, ensuring modern comfort and connectivity.

AUCTION BIDDING


PROCESS

- Go to website: unitedcountryin.com
- Move down the page to “Historic Home in Ellettsville, Indiana for Sale”
- Click on “Bidding Open”
- A new page will open, and you will then see (to the right and down of the photo) “Register to Bid”. Click on that. You will then be asked to create a login and password. (Note: Please keep this login and password information in a safe place so you can remember it for future login needs)
- Once you have created an account and successfully logged in and registered for the auction you will receive an email with Terms & Conditions and a bid certification form. (These forms will be sent electronically, and your bids will show pending until these forms are completed.)
- Once forms have been successfully signed and submitted you will be approved for bidding.

For any bidding questions please contact:
Rob McConnell 812-821-7883.

MLS DETAILED INFORMATION

Residential Agent Full Detail Report

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes			
MLS #	202411805	203 S Sale Street	Ellettsville	IN 47429	LP \$1					
	Area	Monroe County	Parcel ID	53-04-10-200-021.000-013	Type	Site-Built Home	Waterfront	No		
	Sub	Ellettsville	Cross Street		Bedrms	4	F Baths	1	H Baths	0
	Township	Richland	Style	One and Half Story	REO	No	Short Sale	No		
	School District	RICHL	Elem	Edgewood	JrH	Edgewood	SrH	Edgewood		...
	Legal Description	009-05180-00 SHARPS 1ST PT LOTS 71, 72 & VAC ALLEY; L71A								
Directions	Heading west on IN-46 W in Ellettsville, turn left onto N Sale St. Drive through the traffic light and property is first house on the left after the church.									
Inside City Limits	City Zoning		County Zoning		Zoning Description					

Remarks Welcome to a piece of history—a timeless gem that is this quaint 4-bedroom, 1-bathroom residence, dating back to its construction in 1899. Nestled in the heart of small-town USA, Ellettsville, In, this home is a tribute to nostalgia and potential, offering a lifestyle rich in community and comfort. Convenience abounds with nearby amenities including the library, corner gas station, post office, local coffee shop, kids' park, and nearby baseball diamonds, allowing you to immerse yourself in the vibrant pulse of the neighborhood. Whether attending the annual Fall festival or simply enjoying leisurely walks along the picturesque streets, the spirit of the community warmly embraces you. For the weekend enthusiast, a detached two-bay garage awaits, equipped with overhead openers, ideal for embarking on DIY projects or tinkering with automobiles and an additional garage attached on the backside of the home. Key features include custom woodwork gracing the entryway, a living room adorned with built-in display cabinets and a gas fireplace, a dining room featuring a ceiling fan and custom

Agent Remarks Buyer broker compensation/commission will be 2% of high bid price. Broker must register a client please see the "Realtor Client" form. The property being offered via Public Online - Internet Bidding

Sec	Lot	Lot Ac/SF/Dir		0.3600	/ 15,682		/ 0.36 acres		Lot Desc	Corner													
Above Gd Fin SqFt		1,830	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		1,101	Ttl Fin SqFt		1,830	Year Built	1899							
Age	125	New Const	No	Date Complete			Ext	Vinyl	Bsmt Crawl, Full Basement, Unfinished							# Room:	9						
Room Dimensions			Baths	Full	Half	Water	CITY		Basement Material														
	RM DIM	LVL	B-Main	1	0	Well Type	Dryer Hookup Gas										No	Fireplace	Yes				
LR	16 x 14	M	B-Upper	0	0	Sewer	City	Dryer Hookup Elec										No <th>Guest Qtrs</th> <td>No</td>	Guest Qtrs	No			
DR	17 x 12	M	B-BL...	0	0	Fuel /	Gas	Dryer Hookup G/E										No <th>Split Flrpin</th> <td>No</td>	Split Flrpin	No			
FR	x		Laundry Rm	Main	Heating		Disposal										No <th>Ceiling Fan</th> <td>No</td>	Ceiling Fan	No				
KT	12 x 7	M	Laundry L/W	12 x 7	Cooling	Central Air	Water Soft-Owned										No <th>Skylight</th> <td>No</td>	Skylight	No				
BK	x							Water Soft-Rented										No <th>ADA Features</th> <td>No</td>	ADA Features	No			
DN	x							Alarm Sys-Sec										No <th>Fence</th> <td></td>	Fence				
1B	14 x 12	M						Alarm Sys-Rent										No <th>Golf Course</th> <td>No</td>	Golf Course	No			
2B	12 x 12	U						Garden Tub										No <th>Nr Wlkg Trails</th> <td>No</td>	Nr Wlkg Trails	No			
3B	11 x 12	U	Garage	1.0	/ Attached		/	20 x 20	/ 400.00		Jet Tub										No <th>Garage Y/N</th> <td>Yes</td>	Garage Y/N	Yes
4B	13 x 10	U	Outbuilding 1	2nd Detached Gara		28 x 28	Pool										No <th>Off Street Pk</th> <td></td>	Off Street Pk					
5B	x		Outbuilding 2						Pool Type														
RR	x		Assn Dues	Frequency		Not Applicable		SALE INCLUDES										Refrigerator					
LF	x		Other Fees						FIREPLACE										Living/Great Rm				
EX	x		Restrictions																				

Water Access		Wtr Name		Water Frontage		Channel Frontage		
Water Features				Water Type		Lake Type		
Auctioneer Name Jimmie Dean Coffey		Lic #	AU01049934	Auction Date	4/9/2024	Time	6:0...	
Financing: Existing		Proposed	Cash, Conventional			Excluded Party	None	
Annual Taxes	\$1,815.80	Exemption:	Year Taxes Payable 2024			Assessed Value		
Possession At closing								
List Office	United Country Coffey Realty & Auction - Offc: 812-822-...			List Agent	Gabrielle Getts - cell: 812-340-3295			
Agent E-mail	ggetts@unitedcountryin.com			List Agent - User Code	BL383091324	List Team		
Co-List Office	United Country Coffey Realty & Auction			Co-List Agent	Rob McConnell - cell: 812-821-7883			
Showing Instr	Lockbox on front door. Contains 2 keys, 1 for front door and 1 for garage.							
List Date	4/10/2024	Start Showing Date		Exp Date	1/13/2025	Owner/Seller a Real Estate Licensee	No	
Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	2%	Variable Rate	No	Special List Cond.	None
Virtual Tours:	Unbranded Virtual Tour		Lockbox Type	Mechanical/Combo	Lockbox Location	Front door	Type of Sale	
Pending Date			Closing Date			Selling Price	How Sold	
Ttl Concessions Paid			Sold/Concession Remarks			Conc Paid By		
Sell Office			Sell Agent			Sell Team		
Co-Sell Office			Co-Sell Agent					

Presented by Gabrielle Getts - cell: 812-340-3295 / United Country Coffey Realty & Auction - Offc: 812-822-3200

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COUNTY PROPERTY INFORMATION

2/29/24, 9:32 AM

Elevate

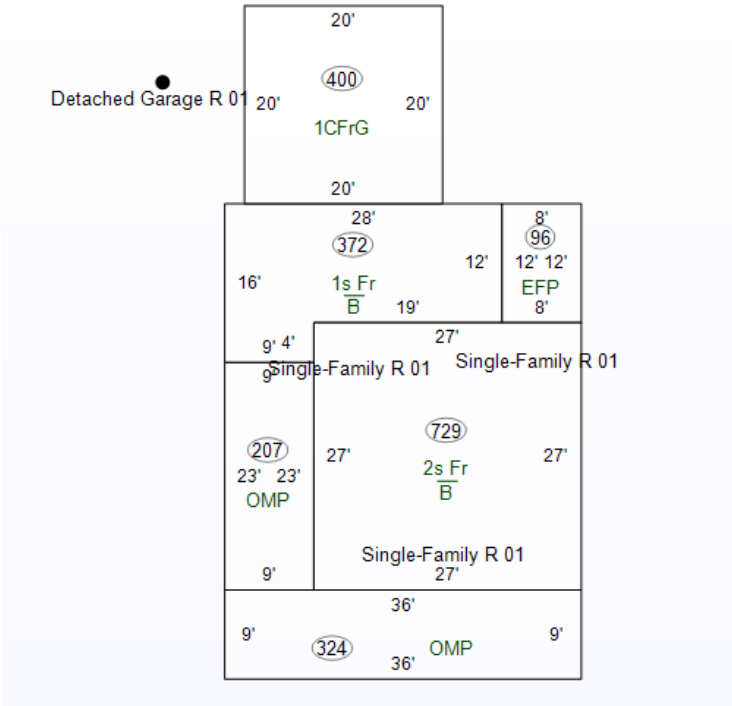
Monroe County, IN
203 S Sale ST
39 DEGREES NORTH (855) GIS-3939



COUNTY PROPERTY INFORMATION

2/29/24, 9:32 AM

Elevate



Parcel Information

Owner Name	Stephenson, Randall L & Victoria J Trust W/I/e
Owner Address	5221 N Loudon Rd Bloomington, In 47404
Parcel Number	53-04-10-200-021.000-013
Alt Parcel Number	009-05180-00
Property Address	203 S Sale St, Ellettsville, In 47429
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	Ellettsville Old Area - A, 53013011-013
Legal Description	009-05180-00 SHARPS 1ST PT LOTS 71, 72 & VAC ALLEY; L71A

Taxing District

Township	Richland Township
Corporation	Richland-bean Blossom Community
Taxing District Name	Ellettsville Town
Taxing District Number	013

Land Description

Land Type	Acreage	Dimensions
9	0.36	

COUNTY PROPERTY INFORMATION

2/29/24, 9:32 AM

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Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Hardisty, Lexie E & Mary E		0	Mi	
1988-02-26	Stephenson, Paul Jr & Dorothy		0	Mi	
1988-02-26	Stephenson, Randall L & Stephenson,		0	Mi	
1992-01-31	Stephenson, Randall L& Stephenson,		0	Mi	
2000-11-06	Stephenson, Randall L &		0	Qc	

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2023-04-06	Annual Adjustment	\$44,000.00	\$206,000.00	\$250,000.00
2022-04-08	Annual Adjustment	\$43,600.00	\$209,800.00	\$253,400.00
2021-03-19	Annual Adjustment	\$37,400.00	\$180,800.00	\$218,200.00
2020-03-20	Annual Adjustment	\$31,100.00	\$174,100.00	\$205,200.00
2019-03-12	Annual Adjustment	\$21,200.00	\$149,000.00	\$170,200.00
2018-03-21	Annual Adjustment	\$30,100.00	\$144,800.00	\$174,900.00
2017-03-30	Annual Adjustment	\$30,100.00	\$138,200.00	\$168,300.00
2016-05-02	Annual Adjustment	\$30,100.00	\$122,800.00	\$152,900.00
2015-05-27	General Revaluation	\$30,100.00	\$121,700.00	\$151,800.00
2014-05-15	Annual Adjustment	\$30,100.00	\$114,600.00	\$144,700.00
2013-06-03	Annual Adjustment	\$30,100.00	\$126,200.00	\$156,300.00
2012-06-25	Annual Adjustment	\$30,100.00	\$124,800.00	\$154,900.00
2011-06-06	Annual Adjustment	\$30,100.00	\$117,200.00	\$147,300.00
2010-03-01	Annual Adjustment	\$30,100.00	\$117,200.00	\$147,300.00
2009-03-01	Miscellaneous	\$30,100.00	\$116,400.00	\$146,500.00
2008-03-01	Miscellaneous	\$30,100.00	\$116,400.00	\$146,500.00
2007-03-01	Miscellaneous	\$30,100.00	\$117,300.00	\$147,400.00
2006-03-01	Error Correction	\$30,100.00	\$114,700.00	\$144,800.00
2006-03-01	Miscellaneous	\$32,900.00	\$114,700.00	\$147,600.00
2005-03-01	Homestead Change	\$22,600.00	\$98,700.00	\$121,300.00
2002-03-01	General Revaluation	\$22,600.00	\$98,700.00	\$121,300.00
1999-03-01	Addition To Existing Structure	\$0	\$0	\$0
1995-03-01	General Revaluation	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0

COUNTY PROPERTY INFORMATION

2/29/24, 9:32 AM

Elevate

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
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Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size/Area
Porch, Enclosed Frame	96
Porch, Open Masonry	207
Porch, Open Masonry	324

Special Features

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

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Detached Garage R 01	D+2	A	1990	1990	720
Single-family R 01	C+1	A	1899	1950	1,830

Single-Family R 01

COUNTY PROPERTY INFORMATION

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Accommodations

Bed Rooms	4
Finished Rooms	6

Plumbing

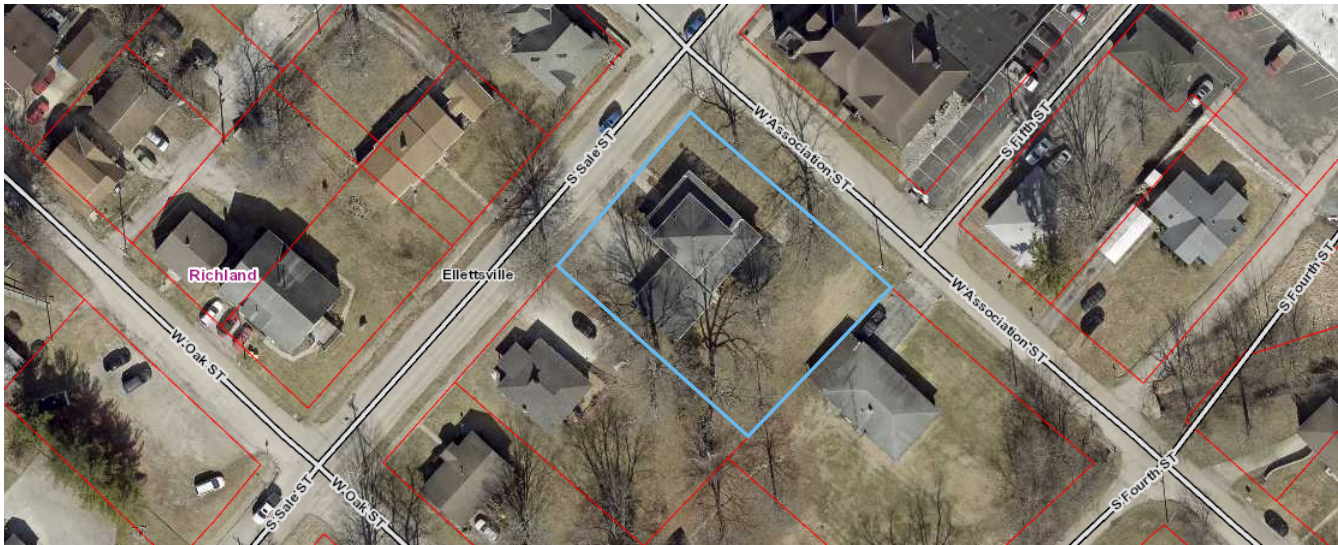
Full Baths	1
Full Baths Fixtures	3
Half Baths	1
Half Baths Fixtures	2
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	400

Floors

Floor	Construction	Base	Finished
1	Wood Frame	1,101	1,101
2	Wood Frame	729	729
B		1,101	



Tax Bill

COUNTY PROPERTY INFORMATION

2/29/24, 9:32 AM

Elevate

Parcel Information

Parcel Number	53-04-10-200-021.000-013
Tax ID	009-05180-00
Owner Name	Stephenson, Randall L & Victoria J Trust W/I/e
Owner Address	5221 N Loudon Rd Bloomington, In 47404
Legal Description	009-05180-00 SHARPS 1ST PT LOTS 71, 72 & VAC ALLEY; L71A

2023 PAY 2024

Deductions

Type	Amount
Standard Hmst	\$48,000.00
Supplemental Hsc	\$75,880.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
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2022 PAY 2023

Deductions

Type	Amount
Standard Hmst	\$45,000.00
Supplemental Hsc	\$68,810.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$115.25	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$1,152.48	\$0	\$0
Ellettsville Town	Spring Installment	\$1,327.94	\$2,595.67	\$0
Ellettsville Town	Fall Installment	\$1,327.94	\$1,327.94	\$0
Ellettsville Town	Year Total	\$2,655.88	\$3,923.61	\$0
Ellettsville Town	Year Total Delinquent Penalty	\$115.25	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$1,152.48	\$3,923.61	\$0

2021 PAY 2022

Deductions

Type	Amount
Standard Hmst	\$45,000.00
Supplemental Hsc	\$57,155.00

COUNTY PROPERTY

INFORMATION

2/29/24, 9:32 AM

Elevate

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Delinquent Penalty	\$54.41	\$0	\$0
Ellettsville Town	Spring Delinquent Tax	\$1,088.24	\$0	\$0
Ellettsville Town	Spring Installment	\$1,152.48	\$2,295.13	\$0
Ellettsville Town	Fall Installment	\$1,152.48	\$0	\$1,152.48
Ellettsville Town	Year Total	\$2,304.96	\$2,295.13	\$1,152.48
Ellettsville Town	Year Total Delinquent Penalty	\$54.41	\$0	\$0
Ellettsville Town	Year Total Delinquent Tax	\$1,088.24	\$2,295.13	\$0

2019 PAY 2020

Deductions

Type	Amount
Supplemental Hsc	\$40,880.00
Standard Hmst	\$45,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Installment	\$907.90	\$907.90	\$0
Ellettsville Town	Fall Installment	\$907.90	\$907.90	\$0
Ellettsville Town	Year Total	\$1,815.80	\$1,815.80	\$0

2018 PAY 2019

Deductions

Type	Amount
Supplemental Hsc	\$42,630.00
Standard Hmst	\$45,000.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Ellettsville Town	Spring Installment	\$931.24	\$931.24	\$0
Ellettsville Town	Fall Installment	\$931.24	\$931.24	\$0
Ellettsville Town	Year Total	\$1,862.48	\$1,862.48	\$0

Overlay Report

COUNTY PROPERTY INFORMATION

2/29/24, 9:32 AM

Elevate

Overlay by Landuse and Soil				
PIN 18	53-04-10-200-021.000-013			
Total Acreage	0.360			
Total Adj. Acreage	0.370			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Hac	5	Non-tillable Land	0.360	0.370
Hac	82	Agric Support-public Road	0.000	0.000

Overlay by Landuse			
PIN 18	53-04-10-200-021.000-013		
Total Acreage	0.360		
Total Adj. Acreage	0.370		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.360	0.370
82	Agric Support-public Road	0.000	0.000
Unk		0.000	0.000

TITLE COMMITMENT

Page 1 of 7



ALTA COMMITMENT

COMMITMENT NO. 53-05398-H-1

SCHEDULE A

Address Reference:

203 S. Sale St
Ellettsville, IN 47429

1. Commitment Date: **March 18, 2024 at 12:00 AM**

2. Policy (or policies) to be issued:

a. ALTA Homeowners Policy One-to-Four Family (07/01/21)	Policy Amount To Be Determined
---	-----------------------------------

For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA 2008 policy will be issued. For all other transactions an ALTA 2006 policy will be issued.

Proposed Insured: **A Legally Qualified Entity Yet To Be Determined**

b.	Policy Amount \$
----	---------------------

Proposed Insured:

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

4. Title to the *Fee Simple* interest in the land described or referred to in this Commitment is, at the Commitment Date, vested in:

Randall L. Stephenson and Victoria J. Stephenson, Trustees, or their successors in trust, under the Randall L. Stephenson and Victoria J. Stephenson Living Trust, dated November 3, 2000, and any amendments thereto, as to an undivided 1/2 interest, and Russell L. Stephenson, of legal age, as to an undivided 1/2 interest

5. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

One Hundred Fourteen (114) feet and 4 inches of even width off the entire Northeasterly ends of Lots 71 and 72 in Sharp's First Addition to the Town of Ellettsville, Indiana; parts of said lots hereby described abutting

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbttitle.com

TITLE COMMITMENT

Page 2 of 7

SCHEDULE A **(Continued)**

Sale Street on the Northwestern side; Association Street on the Northeastly side and a vacated alley on the Southeastly side.

ALSO, that part of the above-mentioned alley lying adjacent to and abutting the part of Lot 72 above-described being 10 feet, more or less, in width and 114 feet and 4 inches in length.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Doma Title Insurance Company, Inc.

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@JohnBTitle.com

TITLE COMMITMENT

Page 3 of 7

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-05398-H-1

The following requirements must be met:

- A. 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.
- B. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- C. Pay us the premiums, fees and charges for the policy.
- D. 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.

- 1. We must be furnished with a fully executed copy of the Purchase Agreement for Pt Lots 71 & 72, Sharp's First Addition & Vac Alley, Parcel ID(s): 53-04-10-200-021.000-013.
- 2. Execution and recordation of a Trustee's Deed from Randall L. Stephenson and Victoria J. Stephenson, Trustees, or their successors in trust, under the Randall L. Stephenson and Victoria J. Stephenson Living Trust, dated November 3, 2000, and any amendments thereto, as to an undivided 1/2 interest, to A Legally Qualified Entity Yet To Be Determined.

The deed shall contain the following clause:

Grantors herein, Randall L. Stephenson and Victoria J. Stephenson, Trustees, or their successors in trust, under the Randall L. Stephenson and Victoria J. Stephenson Living Trust, dated November 3, 2000, and any amendments thereto, hereby represent that Paul Stephenson, Jr. and Dorothy Marie Stephenson, holders of a life estate as shown in a deed recorded March 1, 1988 in Deed Record 345, page 136, in the office of the Recorder of Monroe County, Indiana died in Ellettsville, Monroe County, Indiana on October 31, 2005 (Paul Stephenson, Jr.) and December 18, 2023 (Dorothy Marie Stephenson).

- 3. Execution and recordation of a Warranty Deed from Russell L. Stephenson, of legal age, as to an undivided 1/2 interest, to A Legally Qualified Entity Yet To Be Determined.

The deed shall contain the following clause:

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

TITLE COMMITMENT

Page 4 of 7

SCHEDULE B - SECTION I **(Continued)**

Grantor herein, Russell L. Stephenson hereby represents that Paul Stephenson, Jr. and Dorothy Marie Stephenson, holders of a life estate as shown in a deed recorded March 1, 1988 in Deed Record 345, page 136, in the office of the Recorder of Monroe County, Indiana died in Ellettsville, Monroe County, Indiana on October 31, 2005 (Paul Stephenson, Jr.) and December 18, 2023 (Dorothy Marie Stephenson).

4. Vendor's Affidavit in satisfactory form executed by Randall L. Stephenson and Victoria J. Stephenson, Trustees, or their successors in trust, under the Randall L. Stephenson and Victoria J. Stephenson Living Trust, dated November 3, 2000, and any amendments thereto, as to an undivided 1/2 interest, and Russell L. Stephenson, of legal age, as to an undivided 1/2 interest, should be furnished us at closing.
 5. The Company must be furnished a Certificate of Trust or a copy of the Trust documents which designate the trustee and confer upon the trustee the power to act in the pending transaction, together with copies of any amendments, modifications, or revocations. The Company will require a Statement from the Trustee that the Trust has not been amended or modified, except as heretofore disclosed, and that the Trust is still in full force and effect. At the time the Company is furnished these items, the Company may make additional requirements or exceptions.
- 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
Doma Title Insurance Company, Inc.

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@JohnBTitle.com

TITLE COMMITMENT

Page 5 of 7

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-05398-H-1

The policy will include the following Exceptions unless cleared to the satisfaction of the Company:

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. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
10. Rights of the Public and the State of Indiana and to that part of the premises taken or used for alley or road purposes, including utility rights of way.
11. Covenants, Conditions, Restrictions and Easements contained within the plat of Sharp's First Addition.
12. Easements, if any, for public utilities pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.
13. Affidavit executed by Paul Stephenson Jr. and Dorothy Stephenson recorded February 12, 1990 in Miscellaneous Record 197, page 73.
14. Affidavits of Surveyor and Owners for Correction of Records by Edmund O. Farkas, RLS# S0114, recorded May 21, 1990 in Miscellaneous Record 199, page 458.
15. Taxes for the year 2023 due and payable 2024 a lien now payable.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.
Taxing Authority: Ellettsville(Richland) Township.

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TITLE COMMITMENT

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SCHEDULE B - SECTION II (Continued)

Duplicate Number: 53-04-10-200-021.000-013.
Assessed Value - Land: \$44,000;
Improvements: \$206,000;
Exemptions: \$0, Credits: \$48,000-H; \$75,880-HSUPP
May installment in the amount of \$1,290.35 is UNPAID;
November Installment in the amount of \$1,290.35 is UNPAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00
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 \$2,580.70.

16. Taxes for the year 2024 payable 2025 and thereafter, a lien but not yet due or payable.

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

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. This commitment is not binding on the company until such time as the proposed insured and policy amounts are specifically identified in Schedule A, Paragraph 2. Persons and entities not listed 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
Doma Title Insurance Company, Inc.**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 8th day of May 2024, by and between
Paul Stephenson Jr. and Dorothy Marie Stephenson 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: 203 S. Sale St. in the
City of Ellettsville, County of Monroe, and State of Indiana.

Legally described as: 009-05180-00 SHARPS 1ST PT LOTS 71, 72 & VAC ALLEY: L71A

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 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 Owner's Policy of Title Insurance at closing.

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

Closing shall take place on or before June 21, 2024 and shall take place at the office of John
Bethell Title Company, Inc., 2626 S. Walnut Street, Bloomington, Indiana.

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.

PURCHASE CONTRACT

SAMPLE

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: **John Bethell Title Co.**

High Bid Selling Price \$ _____ .00
Plus 11% Buyer's Premium \$ _____ .00
Total Purchase Price \$ _____ .00
Less Down Payment \$ 5,000.00
Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: May 9 at 6:00pm

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 _____
Stephen Stoll Time: _____

Printed

Seller Date _____
Anna Mae Stoll

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

**203 S. Sale St., Ellettsville, Indiana
Richland Township - Monroe County**

\$ 5,000.00
Amount

May 8, 2024
Date

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

John Bethell Title Company, Inc.

2626 S. Walnut Street
Bloomington, Indiana 47403

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

May 1, 2024
Date

Signature

May 1, 2024
Date

BID CERTIFICATION

DOCUMENT

Internal Office Use
Received _____

Date

Time

By _____

Approved By _____



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: 203 S. Sale St. | Ellettsville, IN 47429

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 4228 State Road 54 W - Springville, IN 47462
(812) 822-3200 | UnitedCountryIN.com

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