

# NORTHERN HILLS HOME - INDIANAPOLIS

*Online Auction:* SEPT. 24 - 3 PM

STOP BY TO TAKE A LOOK AT THE PROPERTY

PROPERTY LOCATION:  
7999 ENGLEWOOD RD. | INDIANAPOLIS, INDIANA

PREVIEW:  
SEPTEMBER 10<sup>TH</sup> - 4:00 PM  
SEPTEMBER 15<sup>TH</sup> - 12:00 PM



UNITED  
REAL ESTATE | INDIANAPOLIS

SELLER: SKIDMORE | LIC. # - AU01049934



**SHEARER BROS. | 317.255.7285**

IN COOPERATION WITH

**JIMMIE DEAN + CODY COFFEY**



**Coffey Realty  
& Auction**

*for more information*

**UnitedCountryIN.com**



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**Auction  
Manager**

Jimmie Dean Coffey | 812.360.6005 | [jcoffey@unitedcountryin.com](mailto:jcoffey@unitedcountryin.com)

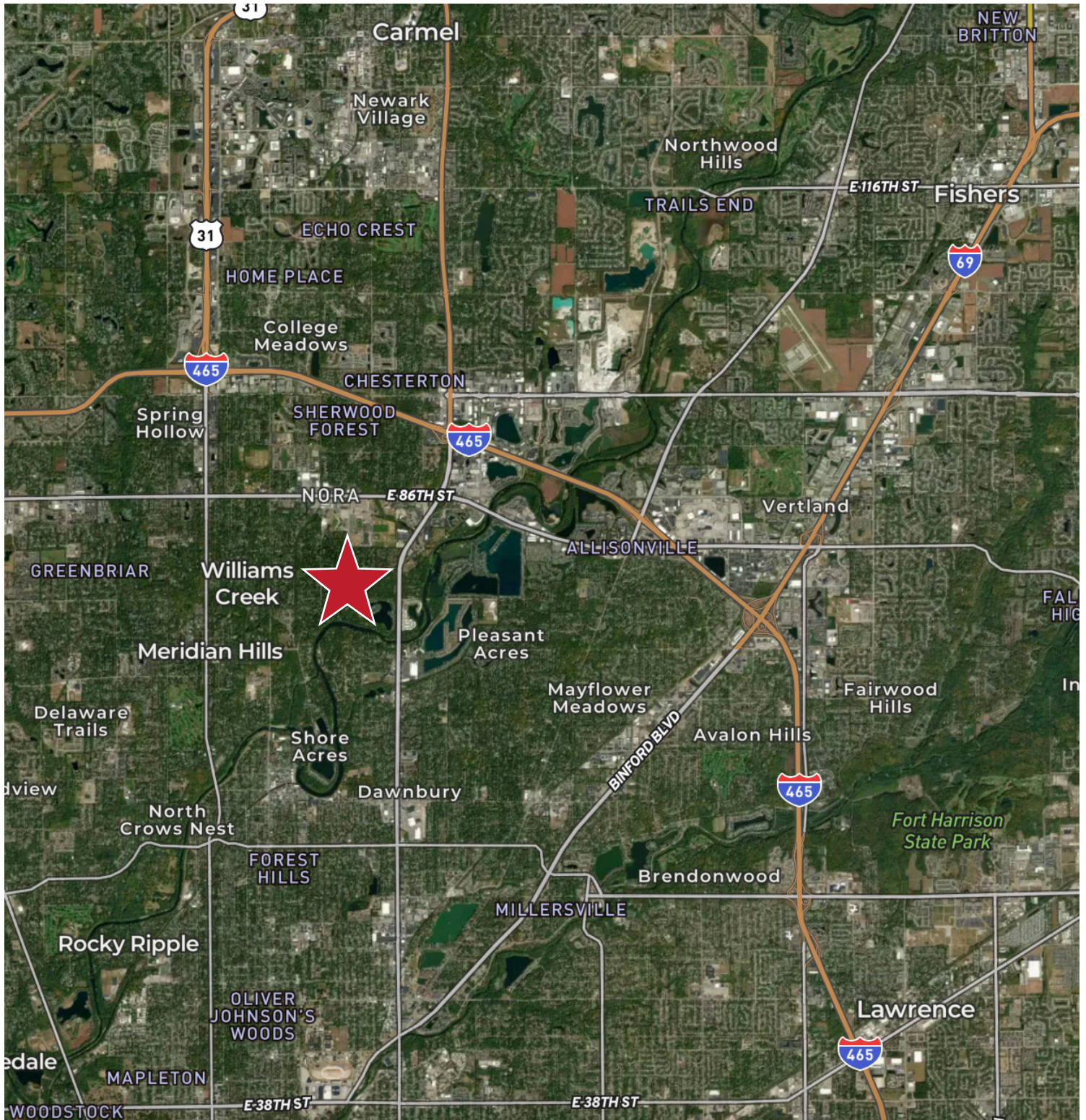
Cody Coffey | 812.360.8383 | [ccoffey@unitedcountryin.com](mailto:ccoffey@unitedcountryin.com)

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

## OF THE AUCTION

### TERMS & CONDITIONS

**Thomas R. Skidmore - Real Estate Auction**

**7999 Englewood Rd.  
Indianapolis, IN 46240**

**Legal Description  
NORTHERN HILLS L26**

- The property will be offered for sale via a Public "Online – Bidding Process" (Online Auction) with the bidding ending September 24, 2024 @ 3:00PM
- 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 bought prior to the end of the auction)
  - The list price of \$298,765 is provided solely for filtering purposes. Interested buyers are required to review and sign the Terms & Conditions of the sale.
- 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 \$7,500.00** 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 Centurion Land 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 can pay 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 October 24, 2024
  - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- A Warranty Deed will convey the property
- The seller agrees to give buyer(s) 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: **Centurion Land Title Co. – 1200 West Carmel Dr., Suite 103 – Carmel, IN 46032**
  - Closing fee will be paid by the buyer.
  - Buyer will pay a \$449.00 transaction fee at closing.
  - Closing will be held on or before October 24, 2024
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the property at once after being declared the Successful Bidder by the Auctioneer. (sample available on website)
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property. Any and all inspections must be completed prior to your bidding.
  - Further, Property sells as-is with no warranties expressed or implied
- United Country Coffey Realty & Auction, United Real Estate Indianapolis 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 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 – [www.UnitedCountryIN.com](http://www.UnitedCountryIN.com)

**VIEWING INSTRUCTIONS: Preview: Tuesday 9/10/24 at 4:00pm / Sunday 9/15/24 – 12:00pm.**

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

For questions call or text Paul Scherrer (317) 255-7285 at United Real Estate or Cody Coffey (812) 360-8383 at United Country Coffey Realty & Auction (812) 822-3200 office

I do hereby agree to these Auction Terms & Conditions.

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Bidder



# PROPERTY

## INFORMATION

Charming 4-Bedroom Home in Northern Hills, Indianapolis, Indiana

Auction Date: September 24th at 3 PM (Online Bidding)

Open Houses:

September 10th at 4 PM

September 15th at 12 PM

Discover a fantastic opportunity to own a property in the highly sought-after Northern Hills neighborhood of Indianapolis. This charming residence at 7999 Englewood Rd offers a blend of suburban tranquility and city convenience, making it ideal for families, professionals, or investors alike.

Property Features:

**Spacious Layout:** This home boasts 3,000 square feet of living space with 4 bedrooms and 2 bathrooms, perfect for accommodating both daily living and entertaining guests.

**Historic Charm:** Built in 1945, this property exudes character with its historic details and timeless appeal. From the original woodwork to the vintage architectural features, there's plenty to admire in this home.

**Project Home:** Ready for someone to come in and make it their own, this property is ideal for those with a vision. Whether you're looking to restore it to its former glory or add modern touches, the potential here is immense.

**Outdoor Living:** The property features a large yard, ideal for outdoor activities, gardening, or simply enjoying the peaceful surroundings. The backyard is perfect for hosting barbecues, family gatherings, or unwinding after a long day.

**Parking & Storage:** A 2-car garage provides ample room for vehicles and additional storage.

**Neighborhood & Area:**

Northern Hills is known for its quiet streets, mature trees, and a strong sense of community. Residents enjoy easy access to some of Indianapolis's best amenities:

**Convenience:** Just minutes from I-465, this location offers quick access to downtown Indianapolis, making commutes and city visits a breeze.

**Shopping & Dining:** Enjoy a variety of shopping, dining, and entertainment options within a short drive. The nearby Keystone at the Crossing and Fashion Mall provide upscale shopping experiences, while local eateries and cafes cater to a range of tastes.

**Parks & Recreation:** Nature lovers will appreciate the proximity to nearby parks and recreational areas. The scenic Holliday Park and the White River are just a short drive away, offering trails, playgrounds, and natural beauty.

**Education:** The area is served by reputable schools, making it a desirable location for families seeking quality education opportunities.

**Don't Miss This Opportunity!**

Whether you're looking to make this your new home or seeking an investment property in a prime location, 7999 Englewood Rd is a must-see. Be sure to mark your calendar for the open houses on September 10th and 15th, and don't miss the online auction on September 24th at 3 PM. This is a rare chance to purchase in the Northern Hills neighborhood—don't let it pass you by



[illegible]



# COUNTY PROPERTY INFORMATION

Occupancy				Story Height		Attic		Bsmt/ Crawl			
1	<input checked="" type="checkbox"/> Single Family							0	<input type="checkbox"/> None	0	<input type="checkbox"/>
2	<input type="checkbox"/> Duplex							1	<input type="checkbox"/> Unfn	1	<input type="checkbox"/> 1/4
3	<input type="checkbox"/> Triplex							2	<input type="checkbox"/> 1/2	2	<input type="checkbox"/> 1/2
4	<input type="checkbox"/> 4-6 Family							3	<input type="checkbox"/> 3/4	3	<input type="checkbox"/> 3/4
5	<input type="checkbox"/> M home							4	<input type="checkbox"/> Full	4	<input type="checkbox"/> Full
0	<input type="checkbox"/> Row Type										
Construction		Base Area		Floor		Fin.Liv.Area		Value			
1	Frame or Alum.	1	1,787	1.00	1,787	1,787	115,100				
2	Stucco	1	854	.50	854	28,800					
3	Tile										
4	Concrete Block										
5	Metal										
6	Concrete										
7	Brick										
8	Stone										
9	Frame w/Masonry										
Roofing											
Asphalt Shingles		<input checked="" type="checkbox"/>									
State or Tile											
Metal											
Floors		1	2	Total Base		173,300					
Earth		<input type="checkbox"/>	<input type="checkbox"/>	Row-Type Adjustment		1,000					
Slab		<input type="checkbox"/>	<input type="checkbox"/>	sq.ft.		SUB-TOTAL		173,300			
Sub & Joists		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full Unfn Interior (-)							
Wood		<input type="checkbox"/>	<input type="checkbox"/>	Half Unfn Interior (-)							
Parquet		<input type="checkbox"/>	<input type="checkbox"/>	Extra Living Units (+)							
Tile		<input type="checkbox"/>	<input type="checkbox"/>	Rec. Room (+)							
Carpet		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace (+)		4,500					
Linoleum		<input type="checkbox"/>	<input type="checkbox"/>	Loft (+)							
Unfinished		<input type="checkbox"/>	<input type="checkbox"/>	No Heat (-)							
Interior Finish		1	2	2641 Air Conditioning (+)		5,000					
Plaster/Dry Wall		<input type="checkbox"/>	<input type="checkbox"/>	No Electricity (-)							
Paneling		<input type="checkbox"/>	<input type="checkbox"/>	Plumbing (-/+)							
Fireboard		<input type="checkbox"/>	<input type="checkbox"/>	TF:10 - 5 = 5		4,000					
Unfinished		<input type="checkbox"/>	<input type="checkbox"/>	Specialty Plumbing (+)							
Accommodations				Special Features							
Total # Rooms		11		Sub-Total One Unit		186,800					
Bedrooms		4		Sub-Total 1 Unit(s)		186,800					
Family Room		1		Garages							
Formal Dining Room		1		Integral (-)							
Rec Room				Attached Garage (+)							
Fireplace Area				Attached Carport (+)							
Metal				Basement (-)		15,500					
Heating / Air Conditioning		1		Exterior Features		Sub-Total 202,300					
Central Warm Air		<input checked="" type="checkbox"/>		Grade and Design C+		105					
Hot Water or Steam		<input type="checkbox"/>		Location Multiplier		1.00					
Heat Pump		<input type="checkbox"/>		Replacement Cost		212,420					
No Heat		<input type="checkbox"/>		REMODELING & MODERNIZATION							
Gravity/Wall/Space		<input type="checkbox"/>		Amount		Date					
Central Air Cond.		<input checked="" type="checkbox"/>		Exterior							
Plumbing		#	TF	Interior							
Full Baths		1		Kitchen							
Half Baths		1		Bath Facilities							
Kitchen Sink		1		Plumbing System							
Water Heater		1		Heating System							
Extra fixtures		3		Electrical System							
Total		10		Extensions							
No Plumb/Wtr Only		<input type="checkbox"/>									

Sketch

Parcel Number 8004581

Residential Card 1

Value Adjustment / Exterior Features

Value Adjustments

Exterior Features

Patio- Flagstone or brick- At - 1 - 108sf - 1400

Porch- Open Frm equal- 1stfl - 1 - 256sf - 9000

Extended Day- 1st flr - 1 - 14sf - 2400

Porch- Open Frm equal- 1stfl - 1 - 15sf - 2700

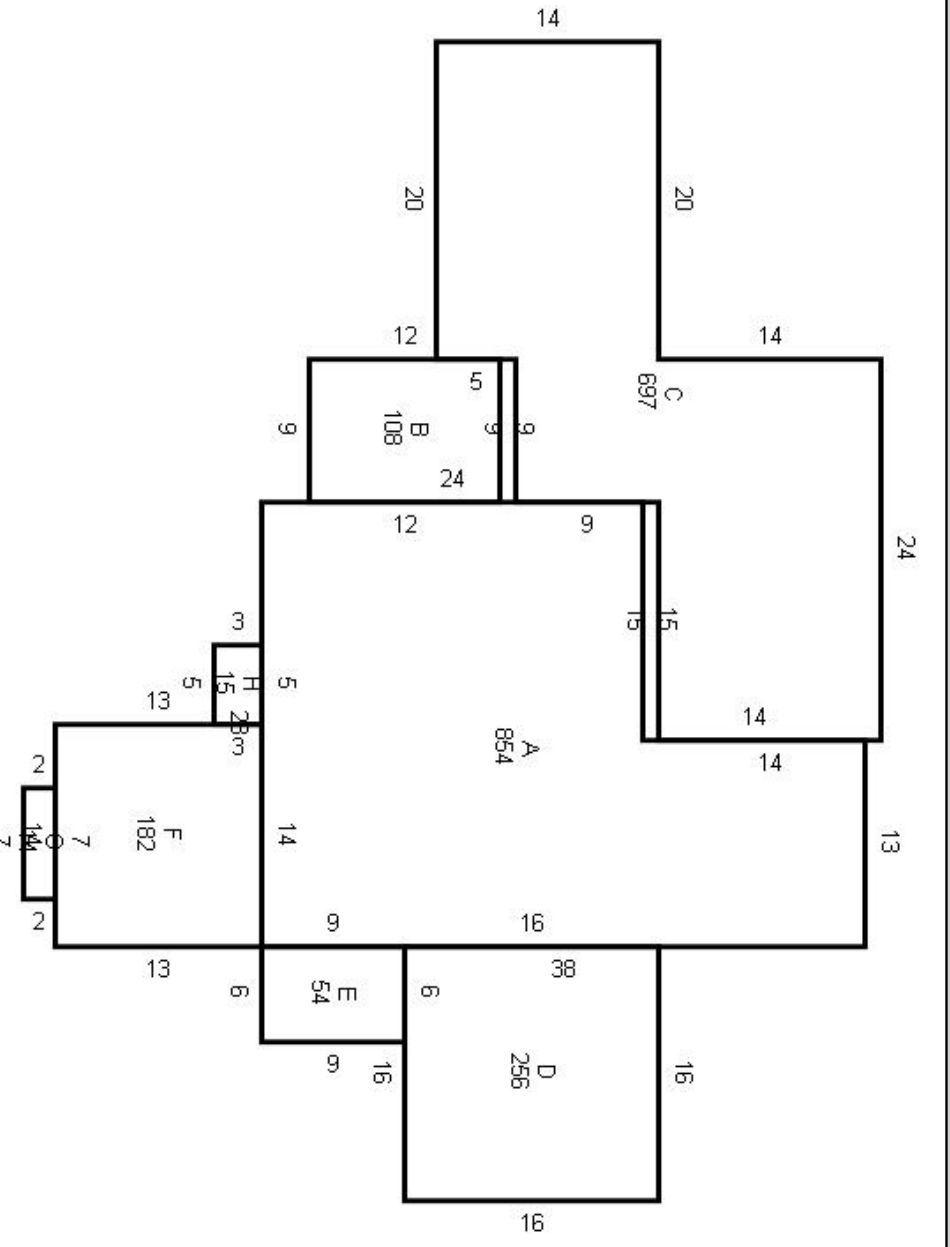
Use	Ht.	Const Type	Grd Const	Year Const	Estv Year	Grd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rpic Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C+	1945	1958	A	37.11	0	37.11	3495	1.00	1	212420	42	123200	100	1.00	2.39	294400
Main Garage	8	Frame	D	1945	1945	A	37.11	0	37.11	20x20	1.00	1	11880	50	5940	100	1.00	2.39	14200

INDIANA PROPERTY RECORD CARD

Report Created on 7/31/2024 9:47:24 AM

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# COUNTY PROPERTY INFORMATION

SKETCH/AREA TABLE ADDENDUM			
Parcel Number		8004581	
Year	2024	Card 1	
Property Address		7999 ENGLEWOOD RD	
		<b>SKETCH/AREA TABLE ADDENDUM</b>	
Name	Description	Size (Sqft)	
	Total Sqft.		



# PROPERTY DISCLOSURES



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

8/22/2024

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

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

7999 Englewood Rd, Indianapolis, IN 46240

1. The following are in the conditions indicated:

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

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

**NOTE:** "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	8-22-24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

# PROPERTY

## DISCLOSURES

Property address (number and street, city, state, and ZIP code)  
7999 Englewood Rd, Indianapolis, IN 46240

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>5</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	✓		
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
<b>Explain:</b> Seller thinks there may be mold where water has leaked in.			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
ceiling fans: downstairs works fine. Upstairs bedroom fan defective  Switched and outlets: Dining room 3 way light switch works intermittently Garage lighting light switch wired incorrectly.  Upstairs shower diverter defective.  Under periods of heavy rain, basement can get some water intrusion.			

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

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Thomas R. Shidmore</i>	Date (mm/dd/yy) <i>8-22-24</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



# LEAD BASED PAINT

## DISCLOSURES



### LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards  
(SALES)



For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 7999 Englewood Rd, Indianapolis, IN 46240

#### LEAD WARNING STATEMENT

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

#### SELLER'S DISCLOSURE

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

- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.


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

- (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): \_\_\_\_\_
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### BUYER'S ACKNOWLEDGEMENT *(initial)*

- (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.
- (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) \_\_\_\_\_ Buyer has *(check (i) or (ii) below)*:
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
- OR
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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

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

7999 Englewood Rd, Indianapolis, IN 46240

(Property Address)

# LEAD BASED PAINT

## DISCLOSURES

### CERTIFICATION OF ACCURACY

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

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

BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

SELLING BROKER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER'S SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

SELLER'S SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

LISTING BROKER \_\_\_\_\_

DATE \_\_\_\_\_



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Form #37. Copyright IAR 2024



7999 Englewood Rd, Indianapolis, IN 46240

(Property Address)



# MARION COUNTY

## INFORMATION

Marion County, Indiana: A Hub of Culture, Business, and Community

**Overview** Marion County, located in the heart of Indiana, is the most populous county in the state and home to Indianapolis, the state capital. Known for its vibrant culture, thriving economy, and welcoming communities, Marion County offers an exceptional quality of life for residents and a wealth of opportunities for businesses.

**Economic Strength** Marion County is a powerhouse in Indiana's economy. Indianapolis serves as a major economic center, hosting a diverse range of industries, including healthcare, manufacturing, logistics, and technology. The county is home to several Fortune 500 companies, contributing to a strong job market and a dynamic business environment. The Indiana Convention Center and Lucas Oil Stadium, located in downtown Indianapolis, attract national conventions and sporting events, further boosting the local economy.

**Education & Innovation** Marion County is a leader in education and innovation. The county is home to prestigious institutions like Indiana University-Purdue University Indianapolis (IUPUI) and Butler University, which provide world-class education and drive research and development. The presence of these institutions fosters a culture of innovation, with numerous startups and tech companies choosing to establish themselves in the county.

**Cultural & Recreational Amenities** Residents and visitors in Marion County enjoy a rich cultural scene and abundant recreational opportunities. The Indianapolis Cultural Trail connects various cultural districts, showcasing public art, gardens, and local businesses. The county is also famous for the Indianapolis Motor Speedway, host of the iconic Indianapolis 500. Marion County's parks, such as Eagle Creek Park, offer outdoor activities, from hiking and boating to birdwatching and picnicking.

**Healthcare Excellence** Marion County boasts a robust healthcare system with nationally recognized hospitals like Indiana University Health, Eskenazi Health, and Riley Hospital for Children. These institutions provide top-tier medical care and are major employers in the region, contributing to the county's reputation as a healthcare leader.

**Community & Living** Marion County is a diverse and inclusive community with a wide range of housing options, from urban apartments to suburban homes. The county's neighborhoods each have their own unique character, from the historic charm of Irvington to the modern vibe of Broad Ripple. The cost of living is relatively affordable, making it an attractive place for families, young professionals, and retirees alike.

**Transportation & Connectivity** Marion County is well-connected, with major highways and interstates converging in Indianapolis, providing easy access to other parts of Indiana and the Midwest. The Indianapolis International Airport offers flights to numerous domestic and international destinations, making Marion County a convenient location for both business and leisure travel.

**Conclusion** Marion County, Indiana, is a dynamic and thriving community, offering the perfect blend of economic opportunity, cultural richness, and quality of life. Whether you're looking to start a business, raise a family, or explore new adventures, Marion County has something for everyone.

# TITLE COMMITMENT



## Fidelity National Title Insurance Company

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Centurion Land Title, Inc.  
Issuing Office: 1200 W Carmel Drive, Suite 103  
Carmel, IN 46032  
Issuing Office's ALTA® Registry ID: 1112056  
Issuing Office File Number: **IN242634**  
Property Address: **7999 Englewood Road, Indianapolis, IN 46240**  
Revision Number:

### SCHEDULE A

1. Commitment Date: August 26, 2024 7:00 AM
2. Policy to be issued:
  - a. 2021 ALTA® Owner's Policy  
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.**  
Proposed Amount of Insurance: **\$0.00**  
The estate or interest to be insured: FEE SIMPLE
  - b. 2021 ALTA® Loan Policy  
Proposed Insured: **Lender with contractual obligations under a loan agreement with the Proposed Insured identified at Schedule A, Item 2(a)**  
Proposed Amount of Insurance:  
The estate or interest to be insured: FEE SIMPLE
3. The estate or interest in the Land at the Commitment Date is: FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:  
  
Thomas R. Skidmore and Sarah E. Skidmore, husband and wife
5. The Land is described as follows: SEE ATTACHED EXHIBIT A

### FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: 

Authorized Signatory: G. Matthew Kiproff  
Centurion Land Title, Inc.  
Fort Wayne, IN

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27C170B

ALTA Commitment for Title Insurance (7-1-21)

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# TITLE COMMITMENT



## Fidelity National Title Insurance Company

### 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.
5. Warranty Deed executed by Fee Simple Title Holder vesting fee simple title to the proposed insured owners, as shown in Schedule "A".
6. State Form 46021 (6-93) "Disclosure of Sales Information" must be completed by the Buyer and Seller and attached to the deed or other documents transferring title before the document will be recorded by the County Recorder.
7. Mortgage executed by proposed Mortgagor to the proposed insured lender.
8. Release of Mortgage from Thomas R. Skidmore and Sarah E. Skidmore, husband and wife to Bank One, N.A., in the amount of \$46,000.00 recorded October 22, 2003 as Document Number: 2003-0225267 in the Marion County Records.
9. Certificate signed by the Clerk-Treasurer of the Indianapolis Municipality stating there are no unpaid municipal assessments and/or special assessments on the insured real estate.
10. Current taxes and/or Assessments as shown in Schedule B Section II are to be paid.
11. Vendors and Mortgagors affidavits to be furnished.
12. NOTE: A 24 month chain of title was completed and the Title Company finds the following:

A Deed recorded April 26, 1978 from Fred P. Bayless and Barbara L. Bayless, husband and wife to Thomas R. Skidmore and Sarah E. Skidmore, husband and wife in Document Number: 78-023997.

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# TITLE COMMITMENT



## Fidelity National Title Insurance Company

**Note:** In compliance with Indiana's Good Funds Law effective July 1, 2009, If Centurion Land Title, Inc. serves as the closing agent, funds in excess of \$10,000.00 must be wired. Funds less than \$10,000.00 must be good funds as defined in IC 27-7-3.7.

**Note:** If an insured closing is completed by Title Company a Short Form Policy/Policies will be issued at the time of closing unless requested otherwise in writing.

**Note:** By virtue of IC 27-1-22-2, a fee will be collected from the seller, purchaser, lender and/or borrower of the transaction for each covered party by the closing protection letter issued in conjunction with a closing occurring on or after July 1, 2013. The fee should be designated in the 1100 series of the HUD form as a CPL (Closing Protection Letter) charge.

**Note:** By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each 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.

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# TITLE COMMITMENT



Fidelity National Title Insurance Company

## SCHEDULE B, PART II—Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions 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. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
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. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.
7. Unpatented mining claims; reservations or exceptions in patents or in the Acts authorizing the issuance of said patents.
8. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
9. Tax Year: 2023 Pay 2024

Name: Skidmore, Thomas R. & Sarah E.  
Legal:

Tax Type: County  
Tax ID #: 8004581  
State Tax ID #: 49-03-24-115-034.000-800  
Taxing Entity: Marion County Treasurer  
Total Annual Tax: \$4,714.56  
Land: \$104,700.00  
Improvements: \$258,300.00  
Exemption Mortgage: \$0.00  
Exemption Homestead: \$48,000.00  
Exemption Homestead Supplemental: \$126,000.00  
Exemption Additional: \$0.00  
Other: \$0.00

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# TITLE COMMITMENT



## Fidelity National Title Insurance Company

First Installment Amount: \$2,357.28  
First Installment Status: Paid  
First Partially Paid Amount:  
First Installment Due/Paid Date:

Second Installment Amount: \$2,357.28  
Second Installment Status: Due  
Second Partially Paid Amount:  
Second Installment Due/Paid Date: November 12, 2024

10. Solid Waste Semi-annual Assessment of \$16.00, due and payable in 2024, in the total amount of \$32.00, May Installment Paid, November Installment Unpaid. This amount is payable with property taxes to the Marion County Treasurer's Office. (All future assessments not yet due and payable.)

11. Storm Water Semi-annual Assessment of \$55.80, due and payable in 2024, in the total amount of \$111.60, May Installment Paid, November Installment Unpaid. This amount is payable with property taxes to the Marion County Treasurer's Office. (All future assessments not yet due and payable.)

12. Taxes and assessments not due and payable at Commitment Date.

NOTE: Added improvements in place as of January 1, are subject to assessment which could increase the tax amounts and in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.

NOTE: The real estate tax information used set out the information above was obtained from the Marion County Tax computer system. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the inaccuracy and/or the unavailability of accurate tax information.

13. Possible assessment for periodic ditch/drain maintenance which may be a lien but is not assessed as of the Commitment Date.

14. Covenants, Conditions, Restrictions, Easements and Building Lines as shown in Plat Book 23, Pages 1-2.

15. Covenants, Conditions, Restrictions and Terms and Provisions set out in any Deed, Miscellaneous Document, Plat or Declaration and any Amendments thereof, if any. Violation thereof will not cause forfeiture or reversion of title.

16. Building Lines, set-back lines, front, back and side yard buffer lines, if any.

17. Easements for drainage and/or utilities and incidental purposes, if any.

18. Possible municipal and/or sewer assessments which may be levied by the municipality, if any.

19. Any unpaid assessments from the Homeowners Association which could constitute a lien on the subject premises, if any.

20. Any and all interest in the oil, gas and/or mineral rights.

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# TITLE COMMITMENT



## Fidelity National Title Insurance Company

21. Rights of way for drainage tiles, ditches, feeder and laterals, if any.

22. Subject to right of way for all legal roads and highways.

23. Indiana state law, effective July 1, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy. If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law. AS TO THE MORTGAGE POLICY ONLY - This policy insures against loss or damage, not exceeding the amount of this policy, which the insured may sustain by reason of the enforcement or attempted enforcement of said Indiana Code.

24. The acreage indicated in the legal description, and/or the address shown on Schedule "A", is solely for the purposes of identifying said tract and should not be construed as insuring the quantity of land, and/or the address as set forth in the description of the property.

25. A Judgment search has been made versus Thomas R. Skidmore and Sarah E. Skidmore - (search is individually) - and none found.

26. Title Company has not conducted a judgment search against the purchaser, as any judgment against the purchaser is subordinate to the insured mortgage herein pursuant to Indiana Code 32-29-1-4 which states:

### PURCHASE MONEY MORTGAGE

Section 4. - A mortgage granted by a purchaser to secure purchase money has priority over a prior judgment against the Purchaser.

**Note: Any person who with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.**

**Note: Any exception contained herein omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 u.s.c. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 u.s.c. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.**

**Note: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the company can assume no liability under its policy, the closing instructions, or insured closing service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.**

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# TITLE COMMITMENT



Fidelity National Title Insurance Company

## Exhibit A

IN242634

LOT 26 IN NORTHERN HILLS, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 1 AND 2, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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# PURCHASE CONTRACT

## SAMPLE



Coffey Realty  
& Auction

### REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 24<sup>th</sup> day of September 2024, by and between  
Thomas R. Skidmore 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: 7999 Englewood Rd.  
in the City of Indianapolis, County of Marion, and State of Indiana.

Legally described as: Northern Hills L26

Buyer herewith agrees to deposit with Centurion Land Title Company, \$ 7,500.00 dollars as a non-refundable down payment deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to give a Warranty Deed. 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 give the buyer 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 Friday, Oct. 25, 2024 – 5:00pm EDT and shall take place at the office of Centurion Land Title Company, 1200 West Carmel Dr., Suite 103 - Carmel, IN.

The buyer will pay the closing fee.

The buyer will pay a \$250.00 Broker Transaction fee at closing payable to United Country Coffey Realty & Auction.

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 or down payment 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 invalid 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: **Centurion Land Title Co.**

**High Bid Selling Price** \$ \_\_\_\_\_ .00

**Plus 11% Buyer's Premium** \$ \_\_\_\_\_ .00

**Total Purchase Price** \$ \_\_\_\_\_ .00

**Less Down Payment** \$ \_\_\_\_\_

**Total Due at Closing** \$ \_\_\_\_\_ .00

This offer will expire if not accepted on or before: Sept. 25, 2024, 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 \_\_\_\_\_

Thomas R. Skidmore  
*Printed* Time: \_\_\_\_\_



**Coffey Realty  
& Auction**

4228 State Road 54 W - Springville, IN 47462

(812) 822-3200

UnitedCountryIN.com



# PURCHASE CONTRACT

SAMPLE

## PROMISSORY NOTE

7999 Englewood Rd, Washington Township  
Marion County, Indianapolis, IN 46240

\$7,500.00  
Amount

September 24, 2024  
Date

**FOR VALUE RECEIVED**, the undersigned promises to pay by wire transfer to the Order of:  
**Centurion Land Title Company**  
1200 West Carmel Dr. – Suite 103  
Carmel, IN, 46032

The Sum of Seven Thousand Five Hundred ----- dollars  
(\$7,500.00), as a down payment 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

\_\_\_\_\_, 2024  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_, 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: 7999 Englewood Rd. Indianapolis, IN 46240

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

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

E-mail: [CCoffey@UnitedCountryIN.com](mailto:CCoffey@UnitedCountryIN.com) cc: [PCoffey@UnitedCountryIN.com](mailto:PCoffey@UnitedCountryIN.com)