

	6876468 Residential Single Family Residence Active	
	<b>Beds/Baths:</b> 2 / 1 <b>Bedrooms Plus:</b> 2 <b>Approx SqFt:</b> 1,090 / Assessor <b>Price/SqFt:</b> \$137.61 <b>Year Built:</b> 1951 <b>Pool:</b> None <b>Encoded Features:</b> 211C2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family Residence <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 7,919 / Assessor <b>Approx Lot Acres:</b> 0.182 <b>Subdivision:</b> HEATHER BELLE <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> <b>Building Number:</b>
	<b>Ele Sch Dist:</b> Creighton Elementary District <b>Elementary School:</b> William T Machan Elementary School <b>Jr. High School:</b> William T Machan Elementary School	<b>High School District:</b> Phoenix Union High School District <b>High School:</b> Camelback High School

**Cross Streets:** McDowell St and 24th St **Directions:** North on 24th St, east (right) on Hubbell St, south (right) on 25th St to the property

**Public Remarks:** This property is ordered to be sold at public auction! This is not a foreclosure sale. Trustee-ordered online auction - bidding ends June 26, 2025 at 2:00 PM. Investor opportunity! Charming 2 bed, 1 bath block home in Central Phoenix's Heather Belle subdivision. Built in 1951 with approx. 1,090 SF and situated on a 0.18-acre lot with no HOA. Features include a large family room, kitchen, storage room, and flat terrain. Close to freeways, downtown, and hospitals. Remodel or redevelop - many nearby homes have been upgraded. Starting bid \$150,000. Property sold as-is, subject to estate approval.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Garage Spaces:</b> 0 <b>Carport Spaces:</b> 1 <b>Total Covered Spaces:</b> 1 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> RV Gate <b>Pool Features:</b> No Pool <b>Spa:</b> None <b>Horses:</b> Y <b>Fireplace Features:</b> No Fireplace <b>Property Description:</b> East/West Exposure <b>Landscaping:</b> Dirt Front; Dirt Back <b>Features:</b> Fix-Up Needs Repair	<b>Kitchen Features:</b> Range/Oven Gas; Gas Cooktop <b>Master Bathroom:</b> 3/4 Bath Master Bdrm <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Other (See Remarks) <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted <b>Construction:</b> Block <b>Roofing:</b> Composition <b>Fencing:</b> Block; Wood; Chain Link <b>Cooling:</b> Central Air <b>Heating:</b> Natural Gas <b>Utilities:</b> SRP <b>Water Source:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; High Speed Internet	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 10 HEATHER BELLE MCR 003947 <b>AN:</b> 120-37-114 <b>Lot Number:</b> 10 <b>Town-Range-Section:</b> 2N-3E-35 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$608/2024 <b>Ownership:</b> Fee Simple <b>Co-Ownership (Fractional)</b> <b>Agreement YN:</b> No <b>New Financing:</b> Cash <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> Yes <b>Auction Info:</b> Auction Date: 06/26/2025; Minimum Bid Price: 150,000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

HOA Y/N: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: None		Rec Center Fee Y/N: Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$0 Cap Improvement/Impact Fee: Cap Improvement/Impact Fee 2: Other Fees HOA:

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 1 <b>List Date:</b> 06/05/2025 <b>Expire Date:</b> 12/31/2025 <b>Status Change Date:</b> 06/05/2025	<b>Original List Price:</b> \$150,000 <b>List Price:</b> \$150,000	<b>Type:</b> Exclusive Right To Sell <b>Special Listing Cond:</b> Auction

**Private Remarks:** Visit AZEstateBid.com for property info and the Online Auction link for your buyer client to register to bid. Online bidding ends THURSDAY, JUNE 26, 2025 @ 2:00 PM (Arizona). Preview and inspection of the property is available via Supra lockbox or at one of the public previews. Contact listing broker Stewart Larsen (480-861-2530) with questions.

**Semi-Private Remarks:** Brought to you by...Stewart Larsen | Auctioneer/Broker - 480.861.2530 | slarsen@thelarsencompany.com (The Larsen Company Real Estate and Auction)...AND...John Payne | Auctioneer/Broker - 480.422.6800 | john@UnitedCountryAZ.com (United Country Real Estate - Arizona Property & Auction) and

#### Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
<b>Permission Required to Show:</b> No <b>Showing Service:</b> Aligned Showings	<b>Occupant - DND2:</b> Vacant <b>Ownr/Occ Name - DND2:</b> DEBORAH MANLEY	<b>Lockbox Type:</b> Supra

Showing Notification Methods: Showing Service: Aligned Showings	FAMILY TRUST	
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	<a href="mailto:john@UnitedCountryAZ.com">john@UnitedCountryAZ.com</a>	480-422-6800	480-422-6800
			480-861-2530				

Prepared by John L.  
Payne

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*  
**DND2 ( D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.**

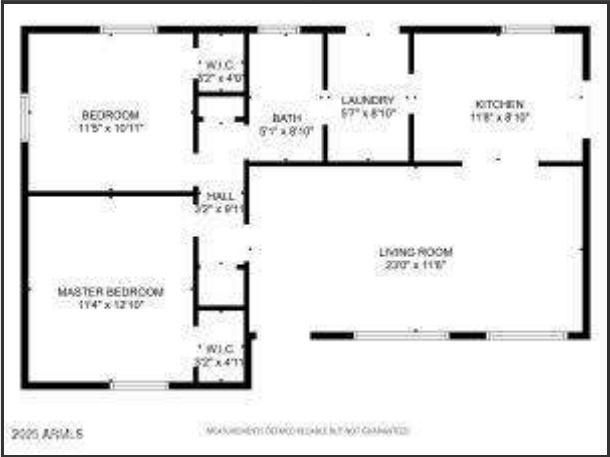
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Online Auction



2002 N 25TH Street, Phoenix, AZ 85008

Floorplan



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