

# "DIAMOND IN THE ROUGH" HOME

## TRUSTEE-ORDERED ONLINE AUCTION

### CENTRAL PHOENIX • INVESTMENT POTENTIAL



A central Phoenix home in the charming Heather Belle Subdivision is ideal for a complete renovation; several homes in the area have already been upgraded. This is not a foreclosure—it's a trustee-ordered sale offering a unique investment or starter home. Bid and Buy Only at Auction!

#### Property Highlights:

- Single-Story Block Home
- 2 BR | 1 BA | 1,090± Sq Ft
- Add-On Storage Room & Large Family Room
- Lot Size: 0.18± Acres (7,919± Sq Ft)
- No HOA
- Centrally Located Near Freeways, Downtown, Hospitals, & More

**PROPERTY LOCATION: 2002 N 25TH ST, PHOENIX, AZ, 85008**



*BIDDING ENDS:*  
**THUR, JUNE 26 • 2 PM**

Online Bidding: [AZEstateBid.com](http://AZEstateBid.com)

EXCLUSIVELY OFFERED BY:



John Payne, Auctioneer/Broker

**Arizona  
Property  
& Auction**



Stewart Larsen, Auctioneer/Broker

**PROPERTY PREVIEWS & INSPECTION:**

Open on Wed, June 11, 18,  
& 25 from 11AM to 1PM

Drive-by preview  
available anytime.

Call the auctioneers with  
any questions!

For More  
INFORMATION  
Visit or Call:



**AZEstateBid.com • 480.422.6800**

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## SINGLE-STORY BLOCK HOME

2 BR | 1 BA | 1,090± Sq Ft

2473 S Higley Rd #104-120  
Gilbert, AZ 85295

PRSR STD  
ECRWSS  
U.S. POSTAGE  
**PAID**  
EDDM RETAIL

**Local  
Postal Customer**



Terms: As-is sale, 10% earnest money deposit required, Balance due in 30 days; Seller guarantees clear title; 10% Buyer's Premium; Qualified Buyer Agent participation invited; Visit website for complete auction terms and conditions. Franchise office is independently owned and operated.

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