

# BEVERLY J. REDDY ESTATE AUCTION

REAL ESTATE – AUTOMOBILE – ANTIQUES – HOME FURNISHINGS

Located at 235 Worden Avenue (Comstock Township), Kalamazoo, Michigan

Go north of Business I-94 or south of M-43 (Gull Road) on Sprinkle Road to E. Main St., east to 26th Street N, south to Oran Ave., one block east to Worden Ave., then south to the sale site – Just south of Cooper Park and “The Falls” on:

## WEDNESDAY AFTERNOON, AUGUST 11, 2010

**Sale of Personal Property begins at 3:30 P.M. – Automobile sells at 5:30 P.M.  
Real Estate to be sold at 6:00 P.M.**



**Real Estate** – This older two story home is located south of Cooper Park and the “Falls” with the home and the property having frontage on Comstock Creek. It has 3 bedrooms, one bath, kitchen, living & dining rooms, mud room, an enclosed front porch and a 1-1/2 car attached garage. There is a newer hot water heater and furnace and air conditioner that still has the majority of a 10 year warranty intact. The property has a private well and city sewer. Lot size is .67 acre ±.

## OPEN HOUSES

**Sunday, August 1 and Sunday, August 8  
from 1:00 – 2:30 P.M. each day**

### TERMS & CONDITIONS OF THE REAL ESTATE SALE

1. Opening Bid - No minimum opening bid will be required.
2. It is illegal to discriminate against any person because of religion, handicap, race, sex, family status or national origin.
3. Earnest Money Deposit: The successful bidder must deposit with the auctioneers the day of sale a cashier's check, certified check or cash in the following amount - \$4,000. This is a non-refundable deposit which will be forfeited by the purchaser if they cannot or do not proceed with the closing. The check should be made out to yourself and then endorsed over to Stanton's if you are the successful bidder. The deposit will apply to the purchase price at closing.
4. Closing: at the conclusion of the bidding, the successful bidder must sign purchase documents with the auctioneers. The earnest money deposit will be taken at this time. Closings are to be on or before 30 days following the auction unless the property is being financed through a lending institution which is unable to meet the 30-day deadline. In that event, the lending institution must send a letter to Stanton's confirming that the loan has been approved but that an additional ten to fifteen days will be required for the closing.
5. Title Insurance: an owner's policy of title insurance will be provided to the purchaser.
6. Taxes: Prorated to the date of closing in arrears on a calendar year basis.
7. Terms: Cash at closing.
8. Possession: at closing.
9. If the property is financed, any appraisals, points, surveying, repairs, treatments, inspections, etc., required by a lending institution or desired by the purchaser are the purchaser's expense.
10. Announcements made by the auctioneers sale day will take precedence over printed and/or oral statements. Information in this flyer and other printed materials have been obtained from sources deemed reliable but neither Stanton's nor the titleholders and their representatives make any guarantee therein. The property is being sold in “AS IS, WHERE IS” condition with no expressed or implied warranty of any kind. The auctioneers and the titleholders and their representatives will assume that the buyer is relying on their own judgment and inspection regarding the property. The final bid is subject to approval by the titleholders.
11. Property Code Number - 07-17-360-070.
12. SEV - \$33,600.
13. No buyer's premium will be charged.
14. The auction is being audio tape recorded.

### ANTIQUES - PERSONAL PROPERTY - AUTOMOBILE

**Automobile** – To be sold at 5:30 P.M. - 2004 Pontiac Grand Prix GTP Supercharged, 3.8L – 3800 V-6 engine, 4 speed automatic transmission, many extras, Sedona beige exterior, and dark pewter interior. Only 35,625 miles.

**Antiques, Appliances, Home Furnishings** – Oak drop-leaf table; doll high chair; picture frames; antique bridal or small blanket chests, one in original blue paint, the other in original red paint; 3 nice antique hand sewn quilts including “Flower Garden” and two other pattern examples; 2 antique oil lamps; antique parlor table; curio cabinet; antique combination bookcase and secretary with applied carving; wicker sofa; folding leg sewing table; antique kitchen utensils; modern and old tins; antique dresser with spoon carving; commode; dishes; glassware; excellent Victorian enamel-porcelain and pewter coffeepot with painted decoration; chairs; hurricane lamp; 4 poster bed; swirl glass table with Aladdin style shade and marble plinth base; Victorian child's shoes; crock; pictured paperweights; few photographs and postcards; cheese box; early corner cupboard base, no top; pitcher and bowl set; Hotpoint refrigerator/freezer; antique trunk; milk can; antique oak Thebes style stool; antique clock; other small items to be sold. Not a large sale, but there are some interesting pieces to be sold from this multi-generation residence. Terms of sale is cash or personal check with proper identification. Sorry, no credit cards accepted. Not responsible for accidents day of sale or items after sold.



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## BEVERLY J. REDDY ESTATE

Stanton's Auctioneers and Realtors have sold real estate and all types of farm machinery, antiques, coins, firearms and household at auction for over 56 years...anywhere. We anxiously await an opportunity to work with you in the near future.