

# REAL ESTATE AUCTION

We will be selling the following Real Estate at auction on:

## FRIDAY, NOVEMBER 4, 2022, 11:00 AM

### AT: 1719 E 4<sup>th</sup> STREET, Mishawaka, IN 46544

One block east of Beiger Street. Watch for signs.

**REAL ESTATE:** One Story Home of Approximately 1222 Square Feet. Vinyl Exterior. Originally Built in 1939 with a 550 square feet addition circa 1993. Three Bedrooms, One and One-Half Baths, Living Room, Dining Room, Large Kitchen with Breakfast Area, Gas Forced Air Furnace with Central Air Conditioner. Partial Block Basement with Laundry Area. Optional 1<sup>st</sup> Floor Laundry Hook Up. Open Front Porch and Covered Back Porch. Fully Fenced Rear Yard. 2 Car Detached Garage Built in 1993 of 576 Square Feet with Opener. Lot Size of approximately 42 x 145. Parcel No.: 71-09-14-182-005.000-023. Taxes: 2021 pay 2022 \$1258.98 with Exemptions.



**REAL ESTATE TERMS:** \$10,000 in Cash or Certified Funds as Down Payment made payable to Goodrich Incorporated. **Down Payment must be on buyer's person to register.** Balance Due on or Before November 18, 2022. Property Sold in "As Is" Condition. Possession to Be Day of closing. No Buyers Premiums.

**OWNER:** Suzanne M. Skaggs



Scan for all photos

**PROPERTY INSPECTION DATE: Thursday, October 27<sup>th</sup> from 5-6 pm**



House Rear view



Rear Yard to Garage



Living Room



Dining Room



Kitchen



**DAVID W. GOODRICH, Auctioneer, Real Estate Broker, In Lic No.: AU01040401**



GOODRICH INC., dba  
GOODRICH AUCTION COMPANY AUCTION CO.  
421 Lincoln Way W, Mishawaka, IN 46544  
OFFICE: 574-255-2556



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574-286-0340

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