



# Real Estate, Furniture & Personal Property Auction

Lakeside House with 3 Bedrooms & 2 Bathrooms  
with Approx. 1,600 sq. ft. Living Area, Furniture, Glassware, Antiques,  
Collectibles, Snow Blower & Household Goods

## Saturday, June 21, 2008 – 10 AM Central

**Real Estate will sell at 12 noon.**

**Auction location: on site at 165 Lakeside Terrace in Paris, IL.**



**House Description:** Modern 1-story Ranch style house that sits on 200,000 sq. ft. lot on the east side of Twin Lakes with approximately 1,600 sq. ft. of living space. The house has 9 rooms consisting of 3 bedrooms, 2 full bathrooms, a living room, a dining room, a kitchen and a laundry room, along with a 2 car attached garage, a screened-in/shuttered back patio and a 16' x 11' cover back patio. The house has brick siding, central air-conditioning, forced-air furnace, a 40 gallon gas water heater, 200 AMP service, 2 small attic exhaust fans, crawl space foundation and city water, along with (2) backyard 10' x 16' vinyl-sided storage buildings. This house was built in 1980.

### Room Sizes:

Master bedroom: 15' x 15'  
Southwest bedroom 12' x 12'  
Southeast bedroom 13' x 14'  
South bathroom 5' x 11'  
North bathroom 5' x 9'  
Living room 15.5' x 20'  
Dining room 16' x 15.5'  
Kitchen 9' x 11'  
Enclosed back patio room 16' x 11'  
Covered back patio 16' x 11'  
Laundry room 5.5' x 8'  
2 car garage 23' x 22'

**Real Estate Open House: Saturday, June 7 – 10:30 am - 12 noon.**

**Real Estate Taxes:** The 2006 real estate taxes paid in 2007 were \$2,793.96, tax ID # 09-13-25-426-005. The real estate taxes will be prorated to the time of closing.

**Terms for Personal Property:** Cash or check. Photo ID required to register for a Buyer's number. Not responsible for accidents or articles left after day of Sale. Neither Auctioneers nor Owner guarantee condition of Merchandise in this Sale. Due diligence is the responsibility of the bidder/buyer.

**Real Estate Terms and Conditions:** Down payment of \$10,000.00 on the day of the auction upon signing a purchase agreement immediately following the close of the auction. The remaining balance will be due in 30 days at the closing with delivery of deed. Property is being sold subject to any easements or right of ways of public record. Buyer(s) will receive full possession at the time of closing. Buyer(s) should keep in mind that your bidding is not conditional to financing, so make certain that you have arranged financing if you need it.

**Auction Procedure:** Personal property and furniture will sell first starting at 10 am and the **real estate will sell at approximately 12 noon.**

Note: The furniture will be sold by our Blue Sheet method. Meaning the furniture will sell where it sits in the house by itemized list for each room.

### Personal Property:

**Appliances & Furniture:** Kenmore side-by-side refreg./freezer, Frigidaire washer & elect. dryer, Westpointe microwave, RCA color tv & Zenith VCR in cabinet, antique oak secretary with curved glass door, Windsor rocker, antique game table, antique trunk, antique sewing rocker, fold-top desk-nice, matching wood end tables, several coffee tables, matching couch & love set, Victorian antique rocker, claw foot-wing back chair with foot rest, dining table with 6 chairs, 3-drawer wooden dresser, (3) matching woven reed-bottom chairs, wooden tea cart, 4-piece bedroom set: 3-drawer chest-3-drawer dresser & mirror-(2) night stands, wooden vanity with mirror, wooden spindle bed, Victorian antique chair, 3-piece bedroom set: full bed-vanity with mirror- 4-drawer dresser with mirror, cedar chest, small sewing rocker, roll top desk, (2) matching wooden chairs, rattan table with (2) matching chairs, rattan fan chair with stool, several floor & table lamps, several occasional chairs, couches and end tables.

**Glassware & Collectibles:** Roseville bookends, McCoy vase, pewter tea set, silver condiment set, Aladdin lamps, Hull pottery, sterling silver candlesticks & tray, German & Austrian hand-painted plates, antique sugar bucket, 6-place setting blue willow wear & odd pieces, sterling flatware, silver

**Acceptance of bid prices:** The successful bidder(s) will be required to sign purchase agreements at the auction site immediately following the close of the auction. Title: Seller will offer title insurance on the property being offered in the auction.

**Legal Questions:** Legal questions may be directed to attorney Thomas B. Meyer in Danville, IL. (217) 442-0350.

**Agency:** Moss Auction Team and their staff are exclusive agents for the Seller.

**Auction Company Note:** Announcements on Sale day take precedence over printed material or any other oral statement made.

flatware, Alfred Meakin bone dishes & tureen, (2) Russian stack dolls, press glass open compote, Fenton vase, Moss Rose souvenir piece, Frankoma tea pot, press glass punch bowl set, German china salts, set of Noritake china, several pieces of pink & green depression glass, Nabisco saltine can, old owl cookie jar, several pieces of Masonic jewelry, bags of common jewelry, his & hers Central Park bicycles, many other items.

**Piano & Clock:** Kimball spinet piano & bench, Wm. L. Gilbert mantle clock.

**Snow Blower, Mower & Miscellaneous:** Craftsman 3.5 HP 20" snow blower, 21" self-propelled lawn mower, hands tools, many boxes of miscellaneous household items and goods.

**Seller: Lane Family Trust  
C. Geren Roberts-Trustee**

**Moss Auction Team, LLC**

Paris, IL 217-465-4500

Larry Moss IL lic.#440.000147

Matt Moss IL lic.#440.000148

Nick Avenatti IL lic.#440.000122

**Disclaimer and Absence of Warranties:** The property is being sold on an "as is, where is" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Each potential buyer is responsible for conducting his or her own independent inspections, investigations and inquiries concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. The auction procedure, conduct, and bid increments are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to preclude any persons from bidding if there is any question as to the person's credentials, fitness, etc. Auctioneer has final decision on all matters pertaining to this auction.



View more photos at [www.mossauctionteam.com](http://www.mossauctionteam.com)



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Paris, IL 61944

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### June 2008

Sun Mon Tue Wed Thu Fri Sat

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