

PUBLIC

ANOTHER JOHN SANDERS AUCTION

AUCTION

SATURDAY, AUGUST 17TH • 10:30 AM

2106 DAVENPORT ST., CHATTANOOGA, TN

HAMILTON COUNTY

AUCTION PREVIEW!
SUNDAY, AUG. 11TH
2-4 PM



3 BED/2 BATH W/ROCKING CHAIR
FRONT PORCH ON QUIET STREET!



UPDATED THROUGHOUT!

BID LIVE & ONLINE AT:

www.apro.bid/affiliate/john-sanders-2462

THIS WELL UPDATED HOME WAS BUILT IN 1920 AND FEATURES 1,025± SQ. FT. OF LIVING SPACE W/10-FT. CEILINGS AND RECESSED LIGHTING FOR A SPACIOUS FEEL. NICE OPEN CONCEPT LIVING/DINING/KITCHEN AREA WITH 2-TONE WHITE/GRAY SHAKER STYLE CABINETS & STAINLESS APPLIANCES.

PRIMARY BEDROOM HAS PRIVATE BATH WITH SHOWER. 2 GUESTS ROOMS HAVE ACCESS TO FULL BATH W/TUB & SHOWER. LAUNDRY/MUD ROOM WITH MORE SHAKER STYLE CABINETS. NEW METAL ROOF & GUTTERS, NEW HVAC, NEW WINDOWS & DOORS, VINYL PLANK FLOORING THROUGHOUT & SO MUCH MORE! MOVE IN OR BUY AS A RENTAL!

DIRECTIONS: From Hwy. 153 North, Take Exit 5B Towards SR-17 South, Travel 2.8 Miles, Right on Glass St., Left on Dodson Ave., Left on Cheek St., Right on Davenport St. & Watch for Auction Signs!

INVESTORS TAKE NOTE!

FIRM #1473
TBL #4553

CRYE-LEIKE
THE NAME THAT SELLS!!!
AUCTIONS
OF NASHVILLE, INC.

5913 MAIN STREET • OOLTEWAH, TN 37363

423.238.5440

Visit our Website for More Information at:

www.johnsandersauctions.com



ANOTHER JOHN SANDERS AUCTION

ESTATE LIQUIDATION SPECIALISTS, REAL ESTATE AND PERSONAL PROPERTY, COMMERCIAL PROPERTY, INDUSTRIAL, FARM & BUSINESS LIQUIDATIONS, MACHINERY AND HEAVY EQUIPMENT

SERVING TENNESSEE, GEORGIA & ALABAMA!

AUCTION 423.238.5440

Call us for all your auction needs!

2% BROKER PARTICIPATION OFFERED!

**3 BED/2 BATH
TOTALLY UPDATED
THROUGHOUT!**

AUG. 17TH • 10:30 AM

**2106 DAVENPORT ST.
CHATTANOOGA, TN**

HAMILTON COUNTY

**GREAT INVESTMENT OR
FOR FIRST-TIME BUYER!**

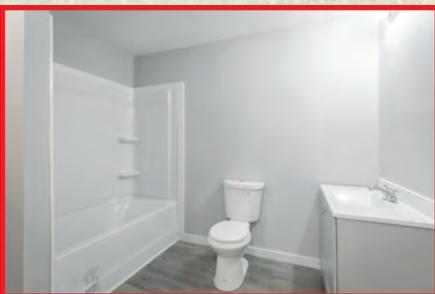
SEE YOU AT THE AUCTION!



5913 MAIN STREET
OOLTEWAH, TN 37363
423.238.5440

For more information and photos or information on future sales, visit:
www.JohnSandersAuctions.com

**CONTACT JOHN FOR
MORE INFORMATION
OR TO SCHEDULE A
PRIVATE SHOWING!**



TERMS & CONDITIONS OF THE AUCTION & SALE

REAL ESTATE: 20% down payment, non-refundable, day of sale. Earnest money may be cashier, business, or personal check with a bank letter guaranteeing funds – payable to Crye-Leike Realtors. Balance due at closing within 30 days.
PERSONAL PROPERTY: Cash or good check day of sale. No credit or debit cards will be accepted. Must be paid in full on the day of sale. If credit card is utilized a 5% credit card fee will apply.

BUYER'S PREMIUM: A buyer's premium of 10% will be added to the successful bidder's high bid to determine the total contract price. Buyer's premium applies to all real and personal property.

CLOSINGS: The successful bidder will sign a real estate sales contract and any other forms as required by state law at the auction. Closings shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract.

TITLE X: Under Title X the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead base paint. The period of inspection is 10 days prior to the auction. All bidders must sign a waiver of the 10-day post-inspection period.

DISCLAIMER: All property sells AS IS, WHERE IS, WITH NO WARRANTIES EITHER WRITTEN OR IMPLIED. Any announcement from the auctioneer on the day of sale will take precedence over any other statements, either oral or written. All information included herein was derived from sources believed to be correct, but is not guaranteed.



JOHN W. SANDERS, JR.

314.5574

TAL #6256, AAL #5574



JOHN W. SANDERS, SR.

314.6001

TAL #4526, AAL #5573,
GAL #ALINR002746



**WE'LL
SEE YOU
AT THE
AUCTION!**



MOLLIE MAJORS

**DON'T MISS OUR AUCTION PREVIEW:
SUNDAY, AUG. 11TH • 2 - 4 PM**

