

# 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! CONTACT AUCTIONEER FOR DETAILS!**

**1920's GEORGIAN  
STYLE HOME!**

**1651 HILLCREST RD  
CHATTANOOGA, TN**

**6,096± SQ. FT.  
FEATURING 5 BEDROOMS,  
5 FULL BATHS, 3 HALF BATHS**

**GORGEOUS VIEWS  
OF THE TENNESSEE RIVER!**



5913 MAIN STREET  
OOLTEWAH, TN 37363  
423.238.5440

For more information and photos or information on future sales, visit:  
[www.JohnSandersAuctions.com](http://www.JohnSandersAuctions.com)

## 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.

**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**  
AUCTIONEER



JOHN W. SANDERS, SR.  
**314.6001**  
AUCTIONEER



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



MOLLIE MAJORS  
OFFICE MANAGER



# ANOTHER JOHN SANDERS AUCTION

# AUCTION

**SATURDAY, JULY 17TH • 10:30 AM**

**1651 HILLCREST ROAD, CHATTANOOGA, TN  
HAMILTON COUNTY**

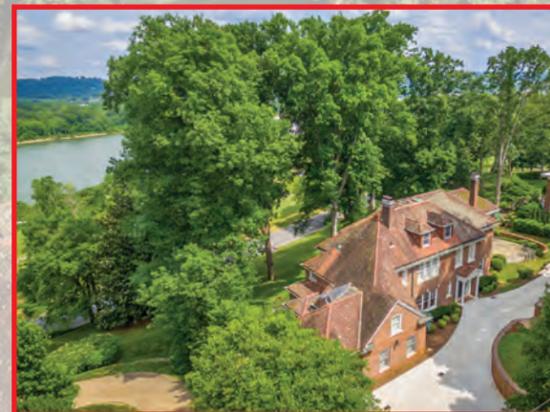
**PREVIEWS!  
JUNE 27TH & JULY 11TH  
2:00 - 4:00 PM**



**GORGEOUS VIEWS OF THE TENNESSEE RIVER!**

**1920'S  
GEORGIAN  
STYLE  
HOME  
Featuring  
5 BEDROOMS,  
5 FULL BATHS,  
3 HALF BATHS**

**PUBLIC  
AUCTION!**



5913 MAIN STREET  
OOLTEWAH, TN 37363  
**423.238.5440**

FIRM #1473  
TBL #4553



JOHN W. SANDERS, SR.  
**314.6001**  
TAL #4526 / AAL #1964  
GAL #AUNR002746



JOHN W. SANDERS, JR.  
**314.5574**  
TAL #6256

**DIRECTIONS:** From Downtown Chattanooga take Veteran's Bridge North Across the River following Barton Avenue. Right on Riverview Rd, Left on Hillcrest Rd, Property will be on the Right. Watch for Auction Signs!

Visit our Website for More Information at:  
**[www.johnsandersauctions.com](http://www.johnsandersauctions.com)**



**DON'T MISS OUR AUCTION PREVIEWS:  
SUNDAY, JUNE 27TH  
& SUNDAY, JULY 11TH  
2:00 - 4:00 PM**

# 1920's GEORGIAN STYLE HOME

## in the Heart of Riverview Subdivision!

**6,096± SQ. FT. HOME**



**THIS ALL BRICK, 5 BEDROOM, 5 FULL BATH, 3 HALF BATH BEAUTY FEATURES VINTAGE CHARM & MODERN CONVENIENCES ALL OVERLOOKING THE 1ST & 2ND HOLES OF THE CHATTANOOGA GOLF & COUNTRY CLUB! YOU CAN ENJOY THE GORGEOUS VIEWS & LUSH LANDSCAPING SITUATED ON THIS .86± ACRE LOT FROM YOUR SCREENED PORCH, COURTYARD, OR REAR PATIO OVERLOOKING THE TENNESSEE RIVER!**

**GORGEOUS VIEWS!**

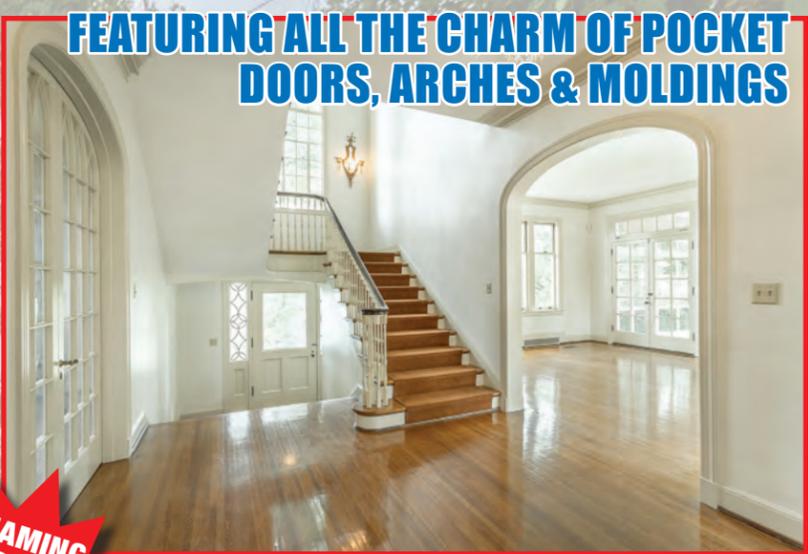


**GREAT OPPORTUNITY!**

**CRYE-LEIKE**  
THE NAME THAT SELLS!!!  
**AUCTIONS**  
OF NASHVILLE, INC.  
**423.238.5440**  
COME SEE US!  
YOUR PROFESSIONAL AUCTION TEAM!



**UPDATED KITCHEN W/SPACIOUS ISLAND & GRANITE COUNTERTOPS**



**FEATURING ALL THE CHARM OF POCKET DOORS, ARCHES & MOLDINGS**



**LOTS OF NATURAL LIGHT**

**GLEAMING HARDWOOD FLOORS THROUGHOUT**



**FORMAL LIVING & DINING SPACE**



**ALL BEDROOMS HAVE PRIVATE BATHS!**

**MASTER BATH**



**BUTLER'S PANTRY**



**WOOD paneled STUDY**



**BONUS ROOM**



**RUN, DON'T WALK TO THIS AUCTION!**