



PUBLIC AUCTION



Audrey Matthews Trust

Nov. 19th 2022 at 9 AM

Real Estate to sell around noon following personal property

OPEN HOUSE: November 14th 4-6 PM

LIVE AT: 306 E. Main, Mulberry Grove-IL



REAL ESTATE: Don't miss this 2 bedroom 2 bath 1996 model manufactured home with over 1450 sq ft of living space, a 2 car detached garage and plenty of backyard for children and pets as it sits on 2 lots! Be sure to join us at the open house on November 14th 4-6 PM or call today for a private showing! parcel #03-27-36-216-013 and 03-07-36-112-004 2021 taxes \$496.76 w/exemptions. Sold "AS IS WHERE IS" Seller has the right to refuse any and all bids.

ANTIQUES/COLLECTIBLES: Elvis Touch Lamp, Deer Touch Lamp, Collection of Misc Glass Figurines, Glass Unicorns, Santa Figurines, Snow Globes, Boot Stretcher, Depression Glass, Oil Lanterns, Brass Bells & Figurines, more!!

APPLIANCES: Gibson Washer & Dryer, Panasonic Microwave, Refrigerator w Freezer on Top, Flatscreen TV, Sanyo Box TV, Blu Ray Player

FURNITURE: Dining Room Table w Chairs, End Tables, Sofa, Coffee Table, Matching Bedroom Set (Headboard, Chest of Drawers, Dresser w Mirror), Entertainment Center, Twin Bed, Chest of Drawers

KITCHENWARE: Glassware, Red Glassware, Coffee Cups, Stemware, Bunn Coffeemaker, Dishes, Hamilton Beach Crock Pot, Utensils, Pie Plates, Stainless Steel Bowls, Upright Mixer, Roaster, Butter Churn, etc

HOUSEHOLD: Misc Décor, Crochet Decorations, Jewelry Box, Holiday Décor, Christmas Décor, Glass Ornaments, Dream Catchers, much more!

OUTDOORS/TOOLS: John Deere Sabre Riding Mower (needs work), Push Mower, Kingsford BBQ Grill, Pro Edger, Long Handled Tools, Garden Tools, Small Tool Box, Level, TG1200 Generator, Floor Jack more!

MISC: Elvis Presley Puzzle, Jazzy Select Motorized Wheel Chair, Eyeglasses, Totes of Present Wrapping Supplies, Luggage, etc

Auctioneer's Note: The heirs of Audrey Matthews will be liquidating her home and household items. Please join us in Mulberry Grove and come support the family for this sale of well kept real estate and personal property. Be sure to join us at the open house or call for a private showing of this property! Thanks, Wayne and Adam

Terms and Conditions: **Real Estate:** Property sold "AS IS, WHERE IS." Potential buyers may do inspections at their own expense. Down payment 10% (non-refundable) is required day of sale. Buyer will enter into real estate purchase agreement with Seven Oaks Realty day of sale with balance due at closing in approximately 30-45 days. Seller has the right to refuse any and all bids. **Personal Property:** Cash, check, or credit card (4% surcharge on all cards) will be accepted for payment of items purchased. Please settle with cashier for all items immediately and before removing from the premises. All items sold 'as is, where is.' No warranties or guarantees written, expressed or implied. Announcements made the day of sale take precedence over printed material. **Not responsible for accidents or theft should any occur.**

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