

## Auction catalog

<b>Title</b>	ABSOLUTE AUCTION East Hartford, CT home Ending Wednesday, December 19 @ 1:01PM
<b>Description</b>	ABSOLUTE AUCTION! No minimum, no reserve, sells regardless of price Online Auction Closes: Wednesday, December 19, 2018 1:01PM. Property opens for bidding Monday, December 17 at 10AM. Showing: Sunday, 12/16 @ by appointment. Auctioneer/Agent Jennifer Mensler-Gableman 845-204-8252 Internet Bidding Packet Property Information Packet
<b>Date</b>	Mon, Dec 17, 2018
<b>Starts at</b>	10:00 AM
<b>Address</b>	75 Alexander Drive, East Hartford, CT 06118 USA
<b>Categories</b>	

**Lot #** 1  
**Qty** 1  
**Title** 75 Alexander Drive, East Hartford, CT 06118



**Des.** .abc {color: #0F6D4D;}abc2 {color: #000080;}body,td,th {font-family: "Times New Roman", Times, serif;text-align: center;}span.gmail-apple-converted-space{} ABSOLUTE AUCTION!No minimum, no reserve, sells regardless of priceOnline Auction Closes: Wednesday, December 19, 2018 1:01PM. Property opens for bidding Monday, December 17 at 10AM.Property Location: 75 Alexander Drive, East Hartford, Hartford County, CT 06118Description: 3 bedroom, 1.5 bathroom ranch style home with 1138+/- square feet. Fireplace. Built in 1954. Single family home, partially renovated. The house has been under repair due to frozen/burst water pipes. Mold remediation done and passed mold testing in affected areas. Oil heat, electric hot water, central air, public water and sewer. 0.26+/- acres. Total fair market value \$123,930.S-B-L 64-1-37Showing: Sunday, 12/16 @ by appointment. Auctioneer/Agent Jennifer Mensler-Gableman 845-204-8252Opportunity is knocking.&nbsp;Act now! 10% Buyer&#8217;s Premium.&nbsp;Terms: \$2,500 downpayment, bring up to 10% by&nbsp;4PM&nbsp;Thursday, December 20th. Backup Bidder; Backup Bidder funds released&nbsp;Friday, December 21&nbsp;once High Bidder is funded. Closing 30 Days. Time is of Essence.It's Easy to Bid!&nbsp;1) Get a Username & Password at&nbsp;AARbids.com2) Register for the Online Only Auction3) Complete Internet Bidding Packet and you can participate.ANNOTATED TERMS OF AUCTION: We have been contracted to sell this property at Public Auction. Get a Username & Password at AARbids.com, register for the Online-only Auction and bring/mail our &#8216;Internet Bidding Packet&#8217; containing the &#8216;Terms and Conditions&#8217; and a \$2,500 Guaranteed Funds/Bank check payable to: Absolute Auctions & Realty, Inc. Mail to: AAR, POB 1739, Pleasant Valley, NY 12569 &#8211; no exceptions, and you can participate. Credit Card Authorization Form in lieu of \$2,500 bank check/Guaranteed funds available HERE. Additional Terms:&nbsp;\$2,500 deposit, bring up to 10% by&nbsp;4PM&nbsp;Thursday, December 20th&nbsp;including&nbsp;signed Purchase & Sale Agreement must be at our office in Pleasant Valley via FedEx/UPS. Closing shall take place on or before January 19, 2019. Time is of the essence. Complete your due diligence prior to bidding. Time is of the essence. Deposit will be refunded to unsuccessful bidders. Pre-auction offers encouraged.Title & Liens:&nbsp;Property is sold with insurable title, free and clear of adverse liens or encumbrances at closing.&nbsp;Bidding Notes: The silent auction website has a &#8220;dynamic ending&#8221; feature; if someone &#8220;sniper bids&#8221; on a lot at the scheduled end of the auction, the system will extend the bidding clock &nbsp;two minutes to give everyone time to bid again. &nbsp;