

Peddicord Rice Auction Realty, LTD



Auction Newsletter Issue Number 1 July 2009

Auctioneers:

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AUCTION
SATURDAY, JULY 11TH, 2009 – 9:59 AM



111 RIDGE AVENUE, CROOKSVILLE, OHIO
(from S. Zanesville take SR 22 W to SR 93 S to Crooksville, left on
Ridge Avenue, property on left)

2-STORY DUPLEX

2-story home has been converted to a duplex. Side #1 offers 1 bedroom, living area, kitchen, dining room & full bath all on one level. Side #2 offers 2 bedrooms & full bath upstairs. Living room, sitting room, kitchen & dining room. Gas and electric meters are separate. Large 1 car detached garage included on property.

For folks interested in Real Estate call Ryan LePage for a private showing at 740-294-2595.

Real Estate Terms: Real Estate sells 100% as is. 10% down day of auction. Balance due in 30 days. No contingencies in contract. Taxes to be prorated to date of closing.

POTTERY – COLLECTIBLES – PERSONAL PROPERTY

Pottery: McCoy, Hull, miscellaneous American Bisque, Mosaic – yellow Mammy cookie jar. Pottery includes several cookie jars and various other nice pieces. Please go to www.peddicordrice.com for a complete itemized list and photos of pottery.

Collectibles: 14 Leslie Cope (Coke) serving trays – new condition, 5 high quality hand stitched quilts, tons of costume jewelry, Art Nouveau mantle clock, doll collection, Milk Glass, Depression Glass, 16" iron bell w/yoke, iron kettle, iron tea pot, Ox yoke.

Gun: Paramount 25 cal. pistol (rough).

Furniture: Electric hospital bed, nice Tiger Oak sideboard buffet w/mirror, 3 pc bedroom suite, 1950's style metal glider, old chest, 2 sofa sleepers, drop-leaf table, large entertainment center, rocker-recliner, 32" color TV w/remote, Zenith console TV, wrought iron plant stand, kitchen table w/6 chairs, oak kitchen table w/4 chairs, coffee table, filing cabinet, bookshelves, several lamps.

Household: Newer Bissell Power Steamer, Yard Machine push mower, several books, cleaning supplies, bed linens, lots of towels, hose reel, several articles not mentioned.

Personal Property Terms: Cash or check time of sale. Positive I.D. required.

Auctioneers note: Order of auction will be Real Estate at 9:59, followed by personal property. Pottery will sell approximately 10:30. Something here for everyone. Please plan to spend the day with us. Please visit us at www.peddicordrice.com for photos and complete list of this and other upcoming auctions.

Owner: Georgia Storts
Guardian: Margaret Young

AUCTION
TOOLS – TOOLS – TOOLS – TOOLS
MONDAY, JULY 13TH, 2009 – 5:29 PM

LOCATED: 43870 CR 58, COSHOCTON, OHIO

(Approx. 2 miles fro SR 541 on CR 58. From Coshocton take SR 541 W approx. 1.5 mile to CR 58 to Auction)

TOOLS – TOOLS – TOOLS

Tools: Craftsman – all types mechanics tools to include sockets, ratchets, pliers, pullers, combination wrenches, taps & dies, drills, band saw.

Miscellaneous Tools: Shop Smith with attachments, Dremel scroll saw, B&D band saw, various gauges, chain saws.

Scooter: 1966 Vespa Scooter.

Auctioneers Note: This is a very clean and neat tool auction, be prompt.

Terms: Cash or check time of sale. Positive I.D. required.

Owner: Bruce Foster

WEIDGER ESTATE AUCTION
MONDAY, JULY 20TH – 4:59 PM

LOCATED: 117 W. WOOD AVENUE, WEST LAFAYETTE, OHIO

AUTOMOBILE – MOWER – ANTIQUES – HOUSEHOLD GOODS

Automobile: 2001 Ford Taurus – 100,000 miles – Clean Car.

Antiques/Collectibles: Hoosier cupboard, set Pope Gosser, depression glass, pressed glass, several jars marbles, bottles, jars, Huffly bike, Longaberger baskets.

Household Goods: 3 pc OS living room suite, OS recliner, 4 pc bedroom suite complete, 3 pc bedroom suite complete, OS sofa, phone stand, end tables, lamps, color TV, TV stand, lawn furniture, corner cupboard, kitchen table w/4 chairs.

Mower/Miscellaneous: Snapper 12 hp mower, several various garden & hand tools.

Estate of: Edward Weidger
Executor: Mark Weidger
Coshocton County Case # 20910045
Attorney: William Owens

For more information or photos on the auctions contained in this newsletter go to:
www.peddicordrice.com and click on Upcoming Auctions.

**ABSOLUTE AUCTION
SATURDAY, JULY 25TH, 2009
2 HOMES SELLING – 1 DAY – TO HIGHEST BIDDER**

**AUCTION # 1 – 11:29 AM
354 HAMILTON AVENUE, COSHOCTON, OHIO**



Eye catching 2-story which offers four bedrooms, dining room & tons of living space. Replacement windows throughout, central air, newer 100 amp electric. Enjoy the gorgeous screened in front porch or fenced in back yard. A matching 2 car detached garage also included. Home sells with gas range, refrigerator, dishwasher (all less than 3 years old). Call Auctioneer for private showing.

Property to be open for inspection @ 10:00 AM, July 25th, 2009.

**AUCTION # 2 – 12:59 AM
521 SOUTH 10TH STREET, COSHOCTON, OHIO**



Nice 3 bedroom 2 story on 10th Avenue. Home features newer gas furnace, central air, newer 100 amp electric, fenced in back yard & 1 car garage. All appliances sell with home.

**Property to be open for inspection @ 12:00 Noon, July 25th, 2009.
Real Estate Terms: 10% down day of auction. Balance due in 30 days. No contingencies in contract. Taxes to be prorated to date of closing.**

Owner: Dale Wilson

Coming in August

**Coshocton County Commissioners Surplus Auction
August 6th – Coshocton County Fairgrounds
Watch for further information**

A good deed is vital to a purchase and sale !

Whether buying or selling real estate, you will eventually come face to face with the one document which transfers title from seller to buyer – the “deed.” The actual transfer of ownership officially takes place when the deed has been “signed, sealed, delivered” to the purchaser.

Historically, under English common law, the transfer of real estate took place in a ceremony called “livery of seizing.” The owner would meet the purchaser on the land, and hand over a twig or clod of dirt. Although a written statement of the sale followed, it was the ceremony that signified a sale had taken place.

Today it is the written document, the deed, which marks the conclusion of the sale. It is said that the seller is the “grantor” in the sale – granting all rights and privileges of ownership to the purchaser. The buyer is known as the “grantee.”

To be valid, a deed must be in writing, and name both the grantor(s) and grantee(s). It is signed only by the grantor(s), however. Furthermore, the grantor must have legal capacity to convey ownership. Having legal capacity means that the grantor is of legal age to make a conveyance, and is of “sound mind.” Since both minors and insane persons can avoid their contracts, no one should propose a transaction that includes them.

Deeds should be drafted by an attorney. A good deed also contains a “legal description” of the property being conveyed. The property must be described so as to leave no doubt about exactly what real estate is being transferred. It must also contain certain legal conveyance language.

This important document should be recorded, and then kept in a safe place. It is the buyer’s sole proof of ownership. A real estate agent can answer other questions about the conveyance of real property.

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