

ESTATE AUCTION

To settle the Estate of Vivienne M. Lever, the following Real Estate will be offered at auction. Sale will be located at 321 N 14th Street, Rochelle, IL 61068.

SATURDAY, AUGUST 14, 2010

Personal Property at 9:30 AM • Real Estate Offered at 10:30 AM SHARP

Real Estate consists of a 750 sq ft mol, one story home with loft area. Lower level of the home consists of an updated kitchen with newer hardwood floors, dining room, living room, bath w/laundry hook ups, bonus room & 3 season porch. Upper level is an open loft w/bedroom, sitting area & walk-in closet. Home features a full basement with ample storage space. Mechanics have been updated with Lennox GFA furnace, April Air system & central air unit. 40 gal. hot water heater, water softener available. Cable, city water & sewer. The outside of the home has been updated with vinyl windows & siding, newer roof & yard barn for storage. Well shaded yard with mature trees, all situated on a large city lot. This home is move in ready & a must see! For more information or a private viewing contact auctioneer Joe Wegener at 815-766-0756 or 815-561-0440 Ext. 116.

Real Estate Terms: \$5,000.00 down day of sale with balance due on or before September 14, 2010. Possession upon closing shall be in the usual manner. Title commitment will be available for inspection prior to auction. Prospective buyers should have financial arrangements completed prior to sale day. **NO CONTINGENCIES!** The property will be sold in "AS-IS" condition, without any warranties either expresses or implied. Sellers reserve the right to reject any and all bids.



FURNITURE

Glider rocker
3 pc. Matching bedroom set (full)
Mahogany magazine rack
Mahogany knick knack shelf
Small console stereo
Pine corner cabinet
Zenith color TV
3 pc. Walnut dining set
Small wood kneehole desk
Painted kneehole desk
Mission oak child's rocker
Painted child's desk
2 matching dressers
Sears sewing machine
Minnesota treadle sewing machine (oak cabinet)
6 Drawer dresser
Matching vanity & dresser
Twin bed
Blanket chest
Walnut Parlor table
Wicker stand
2 – Small kitchen tables (oak w/Formica top)

Small bakers' cabinet
Sanyo DVD player
3 pc. Matching end table set
Assorted pictures & mirrors
Floor & table lamps

COLLECTIBLES/GLASSWARE

Assorted costume jewelry
Victorian Rose china set
Hall potato bowl
Briar horses
Thumb print fruit bowl
Milk Glass chicken nest
Royal Hager cookie jar
Fostoria water pitcher set
"I Love Lucy" commemorative picture
Victorian mantle clock
Hand sewn doilies & linens
Embroidery pieces/Table cloths (lace & other)
Carnival glass
Depression glass
"Shawnee Puss in Boots" cookie jar
"Shawnee Puss in Boots" salt/pepper
McCoy vase
Assorted figurines

Music boxes
Lead crystal pieces
Sterling flatware
German Coo Coo clock
USA Milk pitcher
Crystal serving platters
Sadler tea pot
Assorted Milk glass

MISCELLANEOUS/APPLIANCES

Usual pots-n-pans
Shadow box
Hard bound books
Holiday decorations
S/S Flatware
Floral arrangements
Space heater
Small Holmes humidifier
VisiMatic Wringer washer
Canning jars
Kenmore canister vac
Kenmore upright freezer
GE Refrigerator
Kenmore Washer & Dryer (Electric)
Other Assorted Items

PERSONAL PROPERTY TERMS: Cash, checks, Visa & Mastercard with proper I.D. at registration. Bid numbers will be used. All items will be settled for before removal. Not responsible for accidents or items after sold. Announcements made at auction will take precedence over all prior advertising.

ESTATE OF VIVIENNE M. LEVER

**ATTORNEY FOR ESTATE; PHILIP H. NYE JR OF FEARER, NYE & CHADWICK,
ROCHELLE, IL 61068 • 815-562-2156**



AUCTIONEERS:

Joe Wegener, (815) 766-0756 (IL Lic. #440.000375)
Chris Wegener, (815) 451-2820 (IL Lic. #440.000267)
www.djwauctions.com
email: djwauctions@comcast.net