



BID PACKET

HARDIN COUNTY 5-BEDROOM BRICK HOME
ONLINE AUCTION

132 CECILIANNA DRIVE
ELIZABETHTOWN, KY 42701

ONLINE BIDDING ENDS

TUESDAY, FEBRUARY 18 @ 2PM

HARRITT
GROUP INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

132 Cecilianna Drive, Elizabethtown, KY 42701-8909

Bidding Ends Tuesday, February 18, 2025

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before Monday, May 19, 2025. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Sheriff and City Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

The seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, January 28, 2025 through Tuesday, February 18, 2025*.

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Alice W. Mull Estate

PERSONAL REPRESENTATIVE

Keith Mull

Residential - Auction



List Number: 1678814	Status: Active	Listing Price: 1
Address: 132 Cecilianna Dr, Elizabethtown, KY 42701	School District: Hardin	County: Hardin
Area: 16-Hardin County	Above Grade	Subdivision/Condo: AVANTGARDE
Sub Area: A	Finished: 2,232	Total Baths: 3
Total Living Area: 3,632	Total Baths: 3	Baths - Full: 2
Basement: Walkout Finished	Sqft - Total Unfin: 0	Baths - 1/2: 1
Total # Bedrooms: 5	Nonconform SqFt	Age: 50
Disclosure: No	Fin: 0	Year Built: 1975
	Nonconform SqFt	Stories: 1
	UF: 0	



Open House Info:

Directions: KY-361 (Patriot Parkway) to Hutcherson Lane to immediately left on Alliance Court to right on Cecilianna Drive. Auction 4/10 mile on right. Or from I-65 take Elizabethtown Bypass to KY-361.

HARDIN COUNTY 5-BEDROOM BRICK HOME ONLINE AUCTION - ENDS: TUESDAY, FEBRUARY 18 @ 2PM. Selling online at auction a spacious five bedroom - three bath split level brick home with private bedroom suite addition, enclosed sunroom, and two car garage on a one acre corner lot in established Avantgarde Estates in Hardin County, Kentucky. Located just 4/10 mile from KY-361 or 6 miles NW of I-65 just 15 miles South of Fort Knox and 12 Miles North of Glendale Blue Oval Battery Park. Ready for your renovations! BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

Room Name	Level	Width	Length	Remarks	(Fin)	(UF)	Architectural Style:	Split Level
Living Room	First	12.8	19.4		AG	2,232	Basement:	Walkout Finished
Dining Room	First	9.8	13.1		BG	1,400	Construction:	Brick Veneer
Kitchen	First	13.6	21.3	Portable Island Remains	NC	0	Cooling:	Heat Pump; # of HVAC Units: 2
Den	First	13.5	15.7		Total	3,632	Foundation:	Poured Concrete
Primary Bedroom	First	20.8	23		SgFtSrc	Other	Heating:	# of HVAC Units: 2; Heat Pump
Primary Bedroom	First	7.6	12.7				Lot Description:	Corner Lot; Covt/Restr; Irregular Lot; Level
Bathroom	First	9.9	9.5				Garage/Parking:	Attached; Entry Side; Lower Level; Driveway
Bedroom	First	9.9	12.8				Garage Spaces:	2
Full Bathroom	First	7.7	8				Other Structures:	Outbuilding
Family Room	Basement						Patio and Porch	Deck; Enclosed; Porch
Full Bathroom	Basement	10	12.2				Features:	
Bedroom	Basement	11.6	14.2				Roof:	Shingle
Bedroom	Basement	12	13.1				Sewer:	Septic Tank
Laundry	Basement	7	7.4				Utilities:	Electricity Connected
							Water Source:	Public
							M Struct Flood Plain:	No

Total # of Rooms: 10 **First Floor PBR:** Yes **First Floor Laundry:** No **Laundry Level:** Basement **# Closets Level 1:** 5 **Basement:** 4 **# Fireplaces Basement:** 1

Lot SF: 44,562	Lot SF Source: PVA	Acres: 1.02	Sold As-Is: Yes
\$0 HOA Y/N: No		Monthly Maintenance:	Monthly Maintenance \$:
Condo Features:			
Farm Features:			
Deed Bk: 1533	Pg #: 001	Block: 0	Lot: 0
		Sub-Lot: 0	
, Lic. #	DOM/CDOM: 0/0		
, Lic. #	Listing Date: 01/28/2025		

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Hardin County, KY PVA

Summary

Parcel Number 184-00-01-038
Location Address 132 CECILIANNA DR
Property Class Residential
Tax District 00
Acres 1.023
Description AVANTGARDE EST LT 21B #3
 (Note: Not to be used on legal documents)
Subdivision AVANTGARDE EST
Deed Book/ Deed Page 1533-001
Deed Date 04/20/2022

[View Map](#)



Valuation

	2025	2024	2023	2022	2021
Residential Land Value	\$20,000	\$22,400	\$22,400	\$22,400	\$22,400
+ Residential Improvement Value	\$246,600	\$185,700	\$185,700	\$185,700	\$185,700
= Residential Total Value	\$266,600	\$208,100	\$208,100	\$208,100	\$208,100
- Homestead Exemption	\$0	\$0	(\$46,350)	(\$40,500)	(\$40,500)
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$266,600	\$208,100	\$161,750	\$167,600	\$167,600

Owner

MULL ALICE W
 132 CECILIANNA DR
 ELIZABETHTOWN KY 42701-8909

Improvement Information

Description	AVANTGARDE EST LT 21B #3	Finished Basement %	62
Type of Residence	SPLIT LEVEL	Bedrooms	4
Year Built	1975	Full Baths	2
Num Stories	1	Half Baths	1
Above Ground Sqft	2232	Exterior	BRICK
Total Living Area	3632	Heat	ELECTRIC
Basement	FULL	Air Condition	CENTRAL/AC
Basement Sqft	2232	Fireplace	1
Basement Sqft Finish	1400		

Outbuildings

Description	PORCH PORCH, OPEN FRAME, DETACHED	Square Footage	216
Year Built	2009	Condition	C

Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
4/20/2022	\$0	1533-001	MULL ALICE W LIVING TRUST	MULL ALICE W
5/12/2000	\$10,000	969-721	MULL DICK L	MULL ALICE W LIVING TRUST

Recent Sales In Area

Sale date range:

From: 01/05/2022 To: 01/05/2025

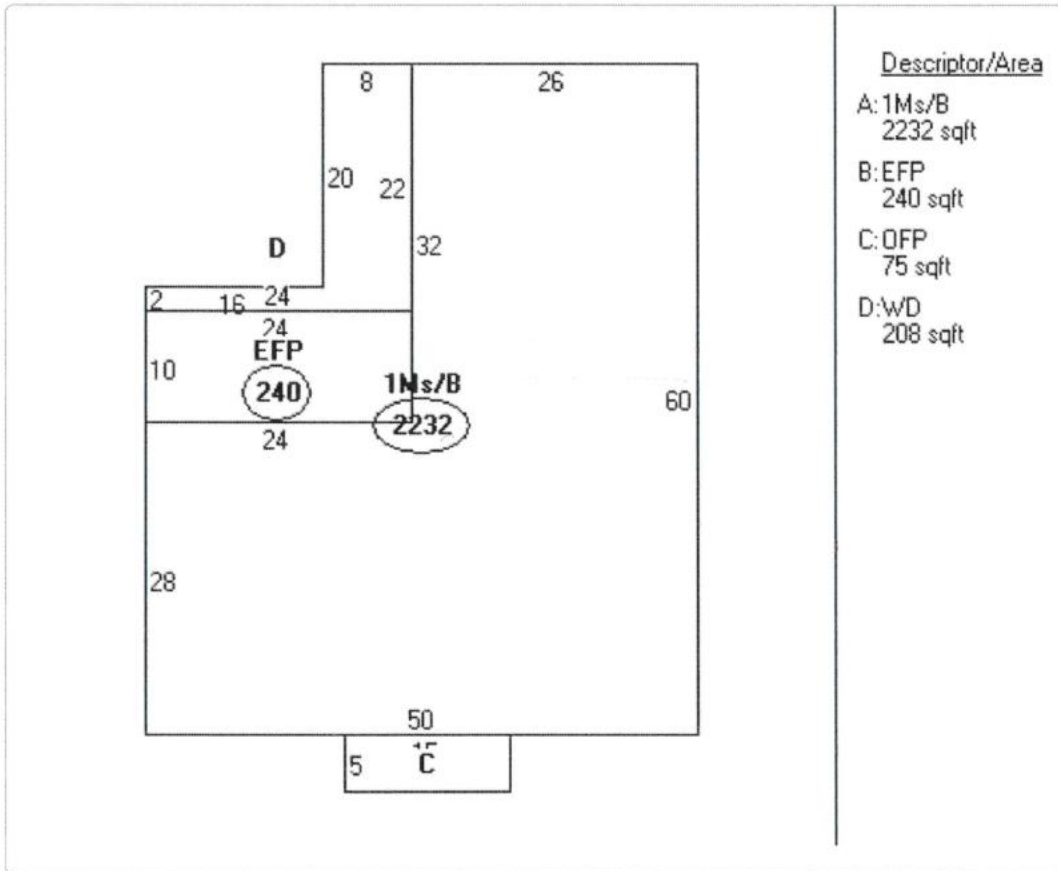
Sales by Area

Distance: 1500 Feet

Photos



Sketches



Hardin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Contact Us

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Overview



Legend

- Parcels
- Roads

Parcel ID	184-00-01-038	Physical Address	132 CECILIANNA DR	Total Value	\$266,600	Last 2 Sales	
Property Class	Residential	Mailing Address	MULL ALICE W	Deed Book	1533	Date	Price
Taxing District			132 CECILIANNA DR	Deed Page	001	4/20/2022	
Acres	1.023		ELIZABETHTOWN KY 42701-8909			5/12/2000	\$10000

Maps are to be used for identification only, NOT FOR CONVEYANCE.

Date created: 1/5/2025
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Tax Statement

2024 - Hardin Co. Sheriff Property Tax Statement

<p>Hardin Co. Sheriff 150 N. Provident Way Suite 101 Elizabethtown, KY 42701</p>	<p>Bill Number: 23898 District: 00 Location: 132 CECILIANNA DR Description: FireDist:103 Class:1 Map Number: 184-00-01-038 Farm Acres: 1.02</p>
<p>MULL ALICE W 132 CECILIANNA DR ELIZABETHTOWN, KY 42701-8909</p>	<p>Amount Due If: 2% Discount 11/1/24-11/30/2024 \$1,952.75 Face Amount 12/1/24-12/31/2024 \$1,991.57 5% Penalty 1/1/25- 01/31/2025 \$2,088.62 21% Penalty 2/1/25-04/15/2025 \$2,399.18 Additional penalty after April 15, 2025</p>
<p>Date Paid : 12/27/2024</p>	
<p>Amount Paid : \$1991.57</p>	



Under Kentucky State Law, these records are public information. Display of this information on the Internet is specifically authorized according to KRS 171.410.

If you believe any data provided is inaccurate, or if you have any comments about this site, we would like to hear from you.

While the city /county has attempted to ensure that the data contained in this file is accurate and reflects the current, the city / county makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The county does not assume any liability associated with the use or misuse of this data.





 Boundary



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.
ATTACHMENT TO RESIDENTIAL SALES CONTRACT



Alice W. Mull Estate (Seller) and _____ (Buyer)

for Property at 132 Cecilianna Drive, Elizabethtown, KY 42701-8909

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sellers Disclosure (initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below)
 Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint in the housing.

Buyer's Acknowledgment (initial)

_____ (c) Purchaser has received copies of all information listed above.

_____ (d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

_____ (e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.

Seller _____ Date / / Buyer _____ Date / /

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge that the information they have provided is true and accurate.

Seller _____ Date / / Buyer _____ Date / /

Keith Mull, Personal Rep.

Seller _____ Date / / Buyer _____ Date / /

Agent _____ Date / / Agent _____ Date / /

Douglas A. Harritt