

*Expanding your Horizon...*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

## *Location, Lifestyle, & Opportunity on Winona Lake!*

This 3-bedroom, 1.5-bath home on Winona Lake's Island is selling via online auction, Thursday, May 28th at 6 pm – Just in time for Summer!



Situated on a spacious double lot, this property offers *incredible potential*—whether you're looking to renovate, reimagine, or potentially build a new home in one of the area's most desirable locations.

The home features a screened-in porch, second-story balcony, and deck—ideal spaces to take in peaceful sunrises and sunsets. Just steps from the channel, you'll enjoy easy boat access to Winona Lake and all it has to offer.

Fantastic location at the heart of the *Village of Winona*, with easy access to biking & walking trails, restaurants, shops, the farmer's market, and year-round festivals—blending vibrant community living with serene water views.

*Rare opportunity* to experience & enjoy lakeside living in one of the area's most sought after communities!

**Open House: Saturday, May 23 | 1–2 pm**



**Metzger**  
Property Services, LLC AC31300015

**Real Estate • Auctions • Appraisals**

## **ONLINE AUCTION TERMS**

***3 Bedroom, 1.5 bath in Historic Winona Lake!***

This property will be offered at Online Auction on Thursday, May 28, 2026 - Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 3% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000 will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 1, 2026 & possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$1,574.16. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings, if held live, your client attends. The Client Registration form is available on the bidding website.

**Online Auction: Thurs., May 28, 2026 • Bidding begins closing out at 6pm**  
**Wayne Township • Kosciusko County • Winona Lake, IN**

**Open House: Saturday, May 21, 2026 1:00-2:00 p.m.**

***Auction Manager: Jason Conley, call/text 574.527.6330***

**[www.BidMetzger.com](http://www.BidMetzger.com)**

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

<b>MLS #</b>	<b>202615531</b>	<b>308 Auditorium Boulevard</b>	<b>Winona Lake</b>	<b>IN 46590</b>	<b>LP \$0</b>
<b>Are</b>	Kosciusko County	<b>Parcel</b>	43-11-16-200-344.000-033		<b>Typ</b> Site-Built Home
<b>Sub</b>	None	<b>Cross Street</b>			<b>Waterfron</b> No
<b>Township</b>	Wayne	<b>Style</b>	One and Half	<b>RE</b> No	<b>Short Sale</b> No
<b>School</b>	WRS	<b>Ele</b>	Jefferson Jr	<b>Lakeview</b>	<b>SrH</b> Warsaw
<b>Legal</b>	006-076-048 LOT 133, W 1/2 LOT 132 1ST AMD & ADD PL WINONA PK & PT VAC ALLEY & LOT 7				
<b>Directions</b>	Park Avenue to Auditorium Blvd., head West, third home, on the N side of road after Court St.				



**Inside City Limits**      **City Zoning**      **County Zoning**      **Zoning Description**

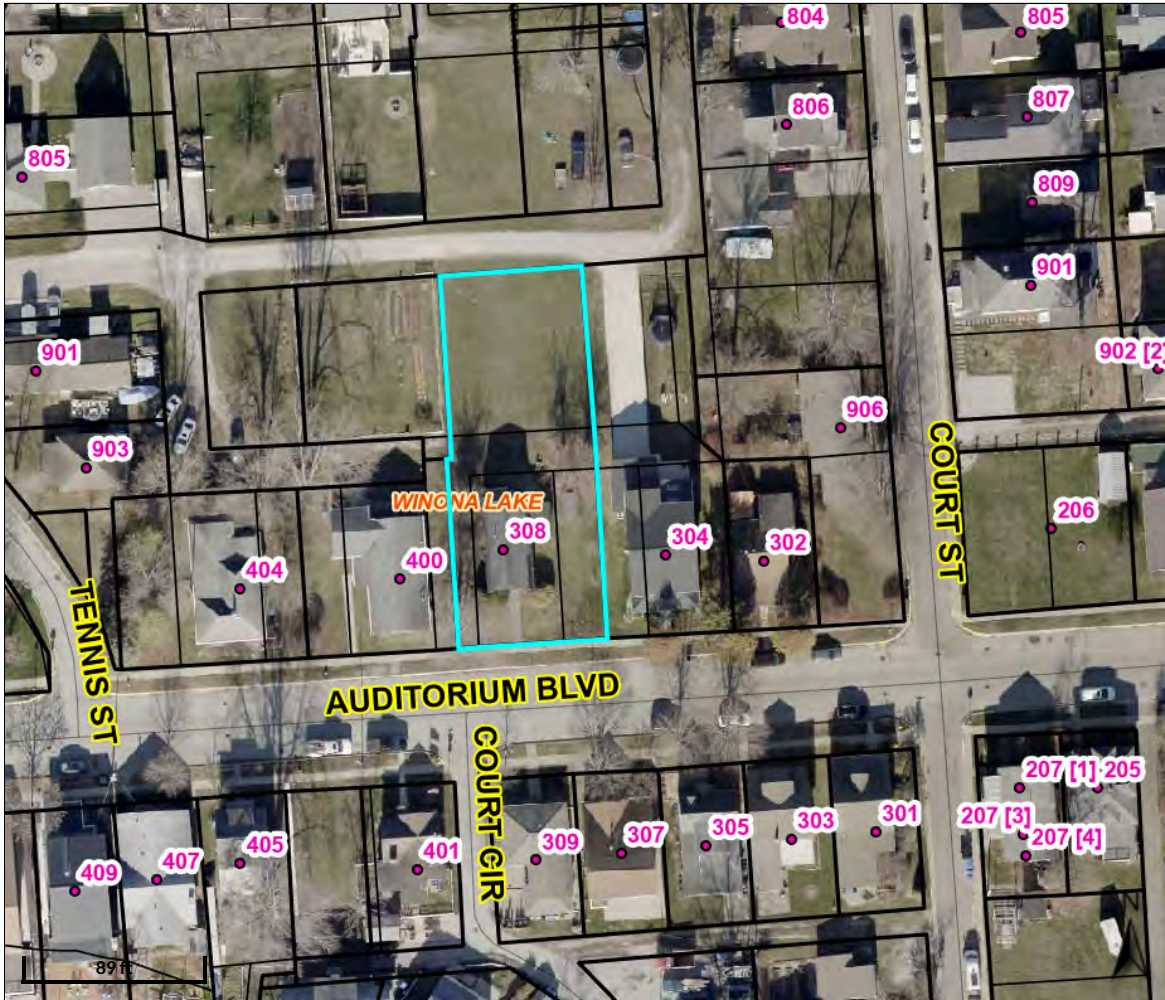
**Remarks** Location, Lifestyle, & Opportunity! This 3-bedroom, 1.5-bath home on Winona Lake's Island is selling via online auction, Thursday, May 28th at 6 pm. Situated on a spacious double lot, this property offers incredible potential—whether you're looking to renovate, reimagine, or potentially build a new home in one of the area's most desirable locations. The home features a screened-in porch, second-story balcony, and deck—ideal spaces to take in peaceful sunrises and sunsets. Just steps from the channel, you'll enjoy easy boat access to Winona Lake and all it has to offer. Fantastic location at the heart of the Village of Winona, with easy access to biking & walking trails, restaurants, shops, the farmer's market, and

**Agent Remarks** Online Auction: Thursday, May 28, 2026 at 6:00 pm Open House: Saturday, May 23, 2026, 1:00-2:00 p.m. A 3% buyer's premium will be added to the winning bid, Full Terms in Docs. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present with them at any & all showings they attend. Client Registration form is available on the bidding site. The seller has the right to accept offers prior to auction.

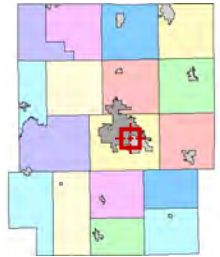
<b>Se</b>	<b>Lo</b>	<b>Lot</b>	0.2700 / 11.761 / 175x69	<b>Lot Desc</b>	Level, 0-2.9999, Lake, Water View						
<b>Above Gd Fin SqFt</b>	1,470	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,470	<b>Year</b>	1941
<b>Age</b>	85	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl, Wood	<b>Bsmnt</b>	Crawl	<b>#</b>	7
<b>Room Dimensions</b>		<b>Baths</b>	Fu	<b>Ha</b>	<b>Water</b>	PUBL		<b>Basement Material</b>			
<b>RM DIM</b>	LV	<b>B-Main</b>	0	1	<b>Well</b>			<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
LR	12 x 9	M	<b>B-Upper</b>	1	0	<b>Sewer</b>	Public	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
DR	10 x 9	M	<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Gas, Conventional	<b>Dryer Hookup G/E</b>	No	<b>Split Firpln</b>	No
FR	10 x 11	M	<b>Laundry Rm</b>	Main	<b>Heatin</b>			<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
KT	11 x 11	M	<b>Laundry L/W</b>	6 x 9	<b>Coolin</b>	Window		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
BK	6 x 8	M	<b>AMENITIES</b> Balcony, Deck Open, Near Walking Trail, Patio Open, Porch Enclosed, Porch Open, Range/Oven Hook Up Gas, Washer Hook-Up				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
DN	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>		
1B	15 x 13	U					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
2B	7 x 10	U					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	Yes	
3B	13 x 6	U	<b>Garage</b>	/	/	X	/	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No
4B	x		<b>Outbuilding 1</b>	Shed	10	X	8 80	<b>Pool</b>	No	<b>Off Street Pk</b>	Yes
5B	x		<b>Outbuilding 2</b>			X		<b>Pool Type</b>			
RR	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>	Washer, Cooktop-Gas, Dryer-Electric, Water Heater Gas		
LF	x		<b>Other Fees</b>								
EX	x		<b>Restriction</b>								

<b>Water Access</b>		<b>Wtr Name</b>	Winona	<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>	Walk to Lake Access	<b>Water Type</b>	Lake	<b>Lake Type</b>	Ski Lake		
<b>Auctioneer Name</b>	Chad Metzger & Jason Conley	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	4/29/2026	<b>Time</b>	6:00
<b>Financing:</b>	Existin	<b>Proposed</b>		<b>Location</b>	Online: BidMetzger.com		
<b>Annual Taxes</b>	\$1,574.16	<b>Exemption</b>		<b>Excluded Party</b>	None		
<b>Possession</b>	closing	<b>Year Taxes Payable</b>	2026	<b>Assessed Value</b>			
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050				
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>List Agent - User Code</b>	UP388053395	<b>List</b>			
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	4/29/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	7/15/2026	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Seller Concessions Offer Y/N</b>		<b>Seller Concession Amount \$</b>		<b>Agent/Owner Related</b>	No		
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	door		
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>			
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>How Sold</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Conc Paid By</b>			
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>Sell</b>			
<b>Presented by:</b>	Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238						

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not



**Overview**

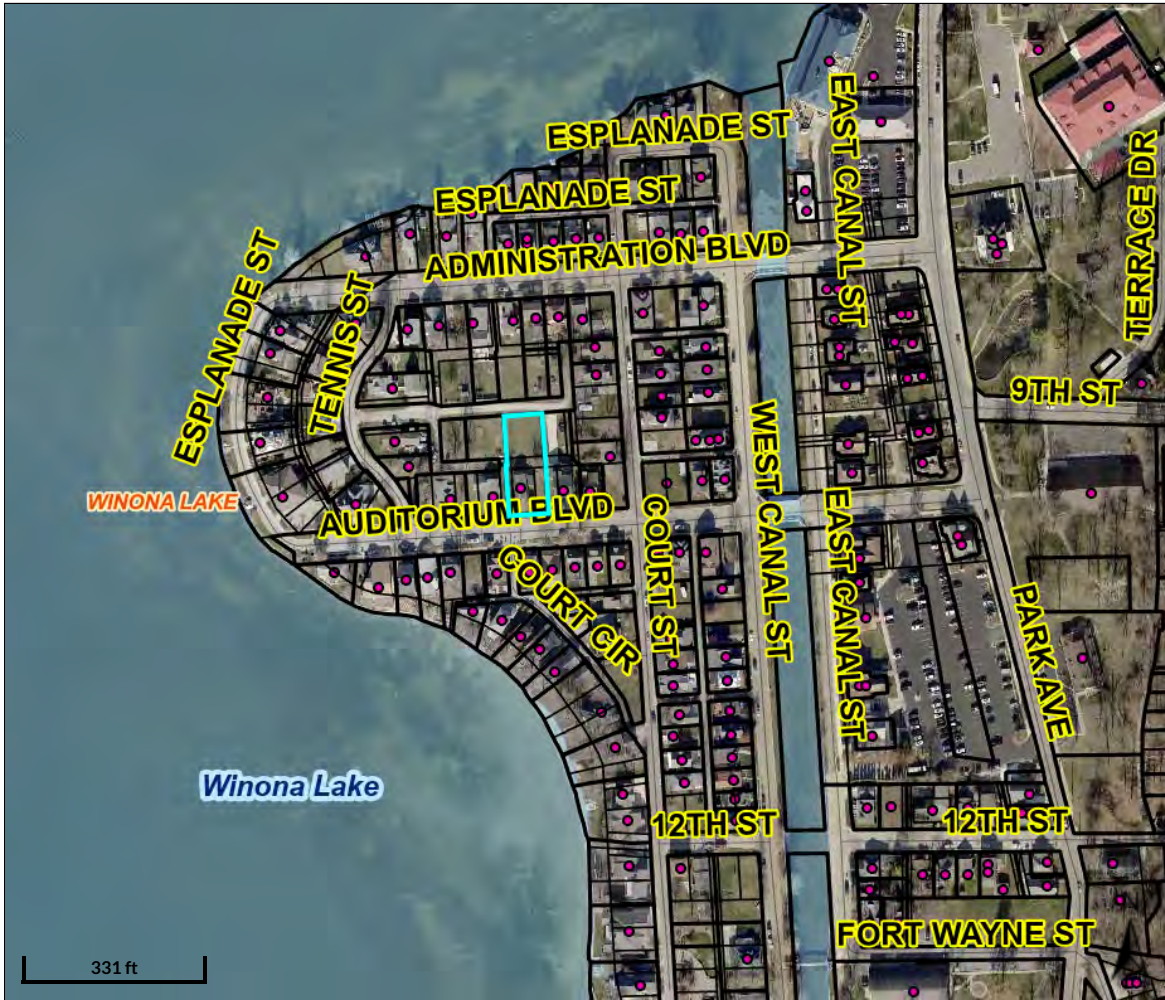


**Legend**

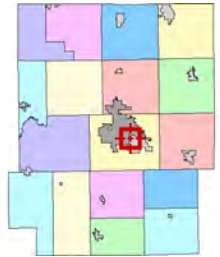
- Lot Lines
- ▭ Parcels
- Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

<b>Parcel ID</b>	006-076-048	<b>Alternate ID</b>	006-711003-06	<b>Owner Address</b>	Cuban Christine E 1/3 & Teresa T Beckwith 1/3 & Katerina Chagan 1/3 TIC
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Harold B Smith LE
<b>Property Address</b>	308 AUDITORIUM BLVD WINONA LAKE	<b>Acreage</b>	n/a		404 Auditorium Winona Lake, IN 46590
<b>District</b>	Winona Lake				
<b>Brief Tax Description</b>	006-076-048 LOT 133, W 1/2 LOT 132 1ST AMD & ADD PL WINONA PK & PT VAC ALLEY & LOT 7 LAWNS OF THE COURTS (Note: Not to be used on legal documents)				

Date created: 3/2/2026  
 Last Data Uploaded: 3/2/2026 4:20:59 AM



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
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<b>Parcel ID</b>	006-076-048	<b>Alternate ID</b>	006-711003-06	<b>Owner Address</b>	Cuban Christine E 1/3 & Teresa T Beckwith 1/3 & Katerina Chagan 1/3 TIC
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Harold B Smith LE
<b>Property Address</b>	308 AUDITORIUM BLVD WINONA LAKE	<b>Acres</b>	n/a		c/o Teresa Beckwith 932 Chelsea Ct Holland, MI 49423
<b>District</b>	Winona Lake				
<b>Brief Tax Description</b>	006-076-048 LOT 133, W 1/2 LOT 132 1ST AMD & ADD PL WINONA PK & PT VAC ALLEY & LOT 7 LAWNS OF THE COURTS (Note: Not to be used on legal documents)				

Date created: 4/29/2026  
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# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)

3, 4, 26

Property address (number and street, city, state, and ZIP code)

308 Auditorium Blvd, Winona Lake, IN 46590

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

IC 32-21-5-1(b) states that this form is not required for:

- 1 Transfers ordered by a court, including transfers:
  - A in the administration of an estate;
  - B by foreclosure sale;
  - C by a trustee in bankruptcy;
  - D by eminent domain;
  - E from a decree of specific performance;
  - F from a decree of divorce; or
  - G from a property settlement agreement.
- 2 Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
- 3 Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
- 4 Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
- 5 Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
- 6 Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
- 7 Transfers to or from any governmental entity.
- 8 Transfers involving the first sale of a dwelling that has not been inhabited.
- 9 Transfers to a living trust.

**Purpose of Disclosure Form:** Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

**Instructions to the Seller(s):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

**NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.**

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property. Seller certifies to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Anna Beckman</i>	Date (mm / dd / yyyy) 3/11/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Christine E. Urban</i>	Date (mm / dd / yyyy) 3/11/26	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)

308 Auditorium Blvd. Winona Lake, IN 46590

1. The following are in the conditions indicated:					C. WATER & SEWER SYSTEM				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	X				Cistern	X			
Clothes Dryer				X	Septic Field / Bed			X	
Clothes Washer				X	Septic & Holding Tank / Septic Mound			X	
Dishwasher	X				Hot Tub	X			
Disposal	X				Plumbing			X	
Freezer	X				Aerator System	X			
Gas Grill	X				Sump Pump	X			
Hood	X				Irrigation Systems	X			
Microwave Oven	X				Water Heater / Electric	X			
Oven	X				Water Heater / Gas			X	
Range				X	Water Heater / Solar	X			
Refrigerator	X				Water Purifier	X			
Room Air Conditioner(s)				X	Water Softener	X			
Trash Compactor	X				Well	X			
TV Antenna / Dish	X				Geothermal and Heat Pump	X			
Other:					Other Sewer System (Explain)	X			
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	X			
Security Systems(s)	X								
Ceiling Fan(s)	X								
Garage Door Opener / Controls	X								
Inside Telephone Wiring and Blocks / Jacks	X								
Light Fixtures				X					
Sauna	X								
Smoke / Fire Alarms	X								
Carbon Monoxide Detectors	X								
Switches and Outlets				X					
Vent Fan(s)	X								
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service				X					
Generator	X								

	Yes	No	Unknown
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?			X
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Christine E. Cuban</i>	Date (mm / dd / yyyy) 9/1/24	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)

308 Auditorium Blvd. Winona Lake, IN 46590

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning	X			
Electric Heat Pump	X			
Furnace Heat / Gas	X			
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			
Does the roof leak?			X
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			

3. WATER HEATER	X		
Age, if known: _____ Years.			

4. FURNACE	X		
Age, if known: _____ Years.			

5. CENTRAL AIR CONDITIONING		X	
Age, if known: _____ Years.			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X

Explain:

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Christine E. Cuban</i>	Date (mm / dd / yyyy) 3/21/22	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Property address (number and street, city, state, and ZIP code)

308 Auditorium Blvd. Winona Lake, WI 54690

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?			X
Are there any encroachments?			X
Are there any violations of zoning, building codes, or restrictive covenants?			X
Does the property have a shared driveway with another property?			X
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			X
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?			X
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?	X		
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			X
Are there any structural problems with the building?			X
Have any substantial additions or alterations been made without a required building permit?			X
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		
Is there any damage due to wind, flood, termites or rodents?			X
Have any structures been treated for wood destroying insects?			X
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .			X
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .			X
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			X

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

Power, water and all utilities have been shut off by the buyer.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Christine E Cuban</i>	Date (mm / dd / yyyy) 7/22/22	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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# Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

## MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

### Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,

(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: \_\_\_\_\_ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Stevana Beckwith 3-4-26  
Owner Date

\_\_\_\_\_  
Owner Date

Katerina Chigom 3/12/26  
Owner Date

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

43-11-16-200-344.000-033

CUBAN CHRISTINE E ETAL

308 AUDITORIUM BLVD

510, 1 Family Dwell - Platted Lot

WINONA TOWN - ISLAND - 1/2

General Information

Parcel Number 43-11-16-200-344.000-033
Local Parcel Number 0671100306
Tax ID:
Routing Number 006-076-048
Property Class 510
1 Family Dwell - Platted Lot
Year: 2025

Ownership

CUBAN CHRISTINE E 1/3 ETAL
C/O TERESA BECKWITH
18625 43RD AVE NORTH
PLYMOUTH, MN 55446

Legal

6-76-48
LOT 133 W1/2 LOT 132 1ST AMD & ADD PL
WINONA PK & PT VAC ALLEY & LOT 7 LAWNS OF
THE COURTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/13/2014 to 08/26/1996.

Notes

8/12/2024 N OF C: 2024 N OF C AFTER ROLL - CHANGED NEIGHBORHOOD FROM WINONA TOWN (600100) TO WINONA TOWN - ISLAND - NO VIEW (600520) TO BE CONSISTENT WITH NEIGHBORING PROPERTY
9/16/2019 REA: 2020 ADJUSTED CONCP BEHIND HOUSE. CORRECTED OVERALL DEPTH ON ONE REAR LOT. ADDED PART OF VACATED ALLEY BETWEEN LOTS 133 & 134 PER ORDINANCE 2013-11-2 FOR REASSESSMENT
10/16/2014 ETAL: 10/13/2014 ETAL CUBAN CHRISTINE E 1/3 & TERESA T BECKWITH 1/3 & BRENDT L SMITH 1/3 TIC & HAROLD B SMITH LE

Location Information

County Kosciusko
Township WAYNE
District 033 (Local 033 ) WINONA LAKE TOWN
School Corp 4415 WARSAW COMMUNITY
Neighborhood 600520-033 WINONA TOWN - ISLAND - NO VI
Section/Plat 16-32-6
Location Address (1) 308 AUDITORIUM BLVD WINONA LAKE, IN 46590

Res

Valuation Records

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

1/13/2014 2014: 2014 CORRECTED FACTOR FOR NO SEWER & WATER
9/11/2013 MEM: 9/9/2013 VIRGINIA B SMITH TRUSTEE
3/15/2010 COMB: 2010 REQUEST TO COMBINE 0672601032 WITH THIS PARCEL
9/9/2009 BP: #103-01 8/30/01 DECK 1000
1/1/1900 MEM: 2010 ADDED PT VAC ALLEY AS REAR LOT

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 40' X 80', CI 40' X 80')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows show land data for different parcels.

Zoning

RESIDENTIAL RESIDENTIAL

Subdivision

First Amend & Add Pl to Winona Pa

Lot

132+

Market Model

N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Printed Thursday, April 10, 2025

Review Group 2024

Data Source N/A

Collector

Appraiser

Total Value \$118,400

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family  
**Story Height** 1 3/4  
**Style** 30 Older 2/2+ story 1  
**Finished Area** 1470 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	126	\$4,100
Porch, Open Frame	160	\$8,300
Patio, Concrete	633	\$4,500
Wood Deck	90	\$2,800

**Plumbing**

	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	1
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	798	798	\$88,500	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	672	672	\$36,900	
Attic					
Bsmt					
Crawl		798	0	\$6,800	
Slab					

**Total Base** \$132,200

**Adjustments** 1 Row Type Adj. x 1.00 \$132,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$133,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,700	\$153,500
Garages (+) 0 sqft	\$0	\$153,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.90	
<b>Replacement Cost</b>		\$117,428

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1 3/4	Wood Fr	D+1	1941	1950	75	A		0.90		1,470 sqft	\$117,428	50%	\$58,710	0%	100%	1.660	1.000	100.00	0.00	0.00	\$97,500
2: Utility Shed	1		C	2001	2001	24	A	\$26.02	0.90	\$23.42	8'x10'	\$1,873	55%	\$840	0%	100%	1.660	1.000	100.00	0.00	0.00	\$1,400

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**



# CLIENT REGISTRATION FORM

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This agreement is entered into and shall initiate on **May 28, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger & Jason Conley** and Selling Broker, [redacted] for property situated in **Wayne Township, Kosciusko County, State of Indiana, legally described as: 006-076-048 LOT 133, W 1/2 LOT 132 1st AMD & ADD PL WINONA PK & PT VAC ALLEY & LOT 7 LAWNS OF THE COURTS , commonly known as, 308 Auditorium Blvd., Winona Lake, IN 46590.**

**Client/Buyer's Name(s):** [redacted]

To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction, and if the auction is conducted live, the buyer rep must be present the day of the auction. **Buyer representative must turn in this form, 24 hours in advance of the auction to [tiff@metzgerauction.com](mailto:tiff@metzgerauction.com)**

**Buyer Representative shall or shall not be compensated for the above property as follows: (check one)**

Selling Brokers will be compensated **2.5%**.

**LISTING BROKER:**

Metzger Property Services, LLC  
BROKER COMPANY NAME

Chad Metzger or MPS Agent  
LISTING BROKER  
1582 W. State Road 114  
ADDRESS  
260-982-0238  
PHONE

Chad Metzger  
ACCEPTED BY: MANAGING BROKER  
  
North Manchester, IN 46962  
CITY, STATE, ZIP  
[tiff@metzgerauction.com](mailto:tiff@metzgerauction.com)  
EMAIL ADDRESS

**SELLING BROKER:**

\_\_\_\_\_  
BROKER COMPANY NAME  
  
\_\_\_\_\_  
SELLING BROKER  
  
\_\_\_\_\_  
ADDRESS  
  
\_\_\_\_\_  
PHONE

\_\_\_\_\_  
ACCEPTED BY: MANAGING BROKER  
  
\_\_\_\_\_  
SELLING BROKER  
  
\_\_\_\_\_  
CITY, STATE, ZIP  
  
\_\_\_\_\_  
EMAIL ADDRESS

**CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

\_\_\_\_\_  
CLIENT SIGNATURE

\_\_\_\_\_  
CLIENT SIGNATURE (if more than one)

*...Generation after Generation*



**Metzger**  
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**260-982-0238**

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