

# INSTRUCTIONS ON HOW TO REGISTER & BID ONLINE

- **Step 1:** Go to our Website  
[www.NessBros.com](http://www.NessBros.com)
- **Step 2:** Scroll Down & Click on the desired Real Estate Property Card

**NESS BROS.**  
REALTORS & AUCTIONEERS  
Since 1921

Property Search   Current Listings   Auctions ▾   Services ▾   Team   Blog   Contact

### Current Auctions

Online Auction	Online Auction	Online Auction	Online Auction
🕒 14 Days left to bid	🕒 15 Days left to bid	🕒 16 Days left to bid	🕒 16 Days left to bid
<b>2 Bed / 1.5 Bath Move-in-Ready Condo</b> CONDO/VILLA & RESIDENTIAL	<b>3 Bed Ranch on Daylight Basement Overlooking Pond</b> RESIDENTIAL	<b>4 Bed Ranch on Walkout Lower Level with Pond View</b> RESIDENTIAL	<b>Wicker Furniture, Wall Decor, Kitchenware, Bedroom Sets...</b> PERSONAL PROPERTY
Bidding Ends <b>Mon, July 8</b> 3:00 PM	Bidding Ends <b>Tue, July 9</b> 3:00 PM	Bidding Ends <b>Wed, July 10</b> 3:00 PM	Bidding Ends <b>Wed, July 10</b> 7:00 PM
6019 Sawmill Woods Drive, Fort Wayne, IN 46835	11536 Tweedsmuir Run Fort Wayne, IN 46814	6325 Beaver Creek Court, Fort Wayne, IN 46814	6019 Sawmill Woods Drive, Fort Wayne, IN 46835
>	>	>	>

- **Step 3:** Once inside the Auction Page, review all the Auction Information, Documents, and Auction Terms.
- **Step 4:** Click on the Green Button “See Current Bid & Register”



[Property Search](#) [Current Listings](#) [Auctions](#) [Services](#) [Team](#) [Blog](#) [Contact](#)

[Home](#) > [3 Bed Ranch on Daylight Basement Overlooking Pond](#)

FEATURED | RESIDENTIAL

## 3 Bed Ranch on Daylight Basement Overlooking Pond



[See Current Bid & Register](#)

### Online Auction

Bittersweet Lakes in SWAC

Share this Auction [Link](#) [Twitter](#) [Facebook](#)

**Auction Time**  
Tuesday, July 9 @ 03:00pm

**Auction Location**  
11536 Tweedsmuir Run  
Fort Wayne, IN 46814

**Auction Manager**  
Katelyn Sandoval  
260-240-8313  
KatelynSandoval@NessBros.com

**Seller Information**  
Richard Sims



### Resources & Terms

<a href="#">11536 Tweedsmuir_Property Info Sheet</a>	<a href="#">11536 Tweedsmuir_Auction Terms</a>
<a href="#">11536 Tweedsmuir_Residential Property Disclosure</a>	<a href="#">11536 Tweedsmuir_Offer to Purchase</a>
<a href="#">11536 Tweedsmuir_Financing Addendum</a>	<a href="#">Buyers Benefits of Real Estate Auction</a>
<a href="#">How To Register To Bid Online</a>	<a href="#">Bittersweet Covenants</a>
<a href="#">Bittersweet Lakes - Bylaws</a>	<a href="#">Bittersweet Lakes - FAQ - Covenants</a>
<a href="#">Bittersweet Lakes HOA Pool &amp; Clubhouse Use agreement</a>	<a href="#">Bittersweet Lakes Pool Rules</a>

### Disclaimer

Inspect, Arrange Financing, Bid Your Price

STATEMENTS MADE THE DAY OF AUCTION TAKE PRECEDENCE OVER THE PREVIOUS PRINTED MATERIALS OR ANY ORAL STATEMENTS.

Thank you for your interest in this offering. If you have any questions, please feel free to talk to one of our representatives.

Ness Bros is a Licensed and Insured Auction Company AC39600001




This should direct you to the Bidding Page which is hosted on [www.Bid2NessBros.com](http://www.Bid2NessBros.com)

➤ **Step 5:** First Click on the Green Button “Enter Auction” - then Click on the Green Button “Login”

To register for the auction you must have a valid credit card. Once this registration process is completed, you will receive email notification from [info@nessbros.com](mailto:info@nessbros.com) with further instructions on providing proof of funds. **No bids** will be accepted without sending proof of funds documentation. Please make sure to check your spam / junk email folder if you do not see this email notification. When sending proof of funds be sure to provide property address in the email subject line.

### 3 Bed Ranch with Daylight Basement Overlooking Pond




**Begins Closing: 7/9/2024 3:00 PM**  
**OPEN HOUSES:**  
Sunday, June 30 @ 1 - 2 PM  
Sunday, July 7 @ 1 - 2 PM  
11538 Tweedsmuir Run, Fort Wayne, IN 46814  
**MINIMUM STARTING BID IS \$ 175,000**

[Enter Auction »](#)

[Details](#) [Terms](#) [Documents](#) [Contacts](#) [f](#) [t](#) [in](#) [e](#)

---



**3 Bed Ranch with Daylight Basement Overlooking Pond** **Lot Number: 1**

**Time Remaining: 14 days 23 hours** **Current Bid: \$0.00**

**Start Time: 6/18/2024 3:00:00 PM** **End Time: 7/9/2024 3:00:00 PM**


**Bid Count: 0**

**Current High Bidder:**

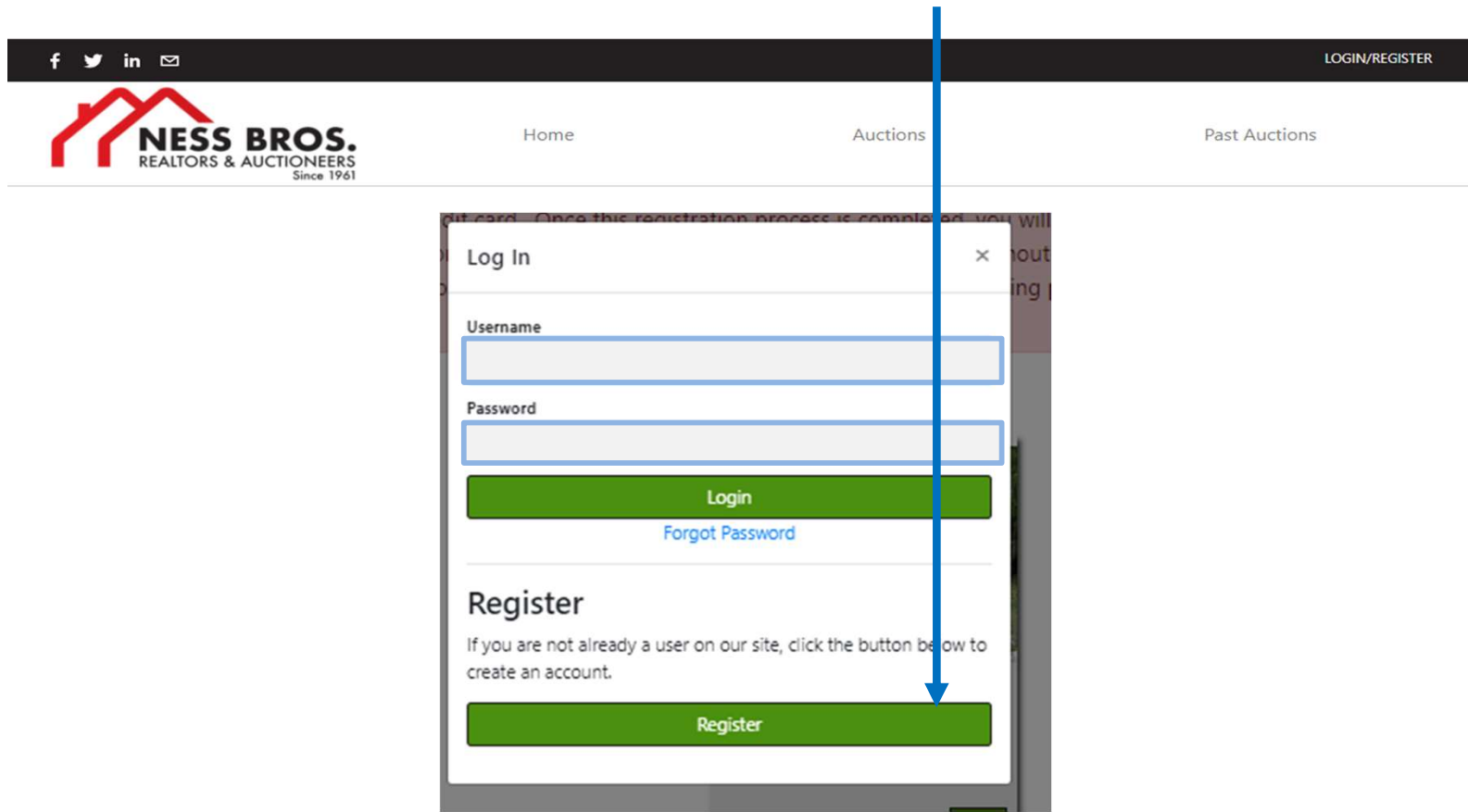
**Starting Bid: \$175,000.00**

**Bid Increment: \$2,500.00**

[Login](#)



➤ **Step 6:** If you DO NOT have an account in our Bidding Platform, then please Click on the Green Button “Register”



The screenshot shows the Ness Bros. website header with social media icons (Facebook, Twitter, LinkedIn, Email) and a 'LOGIN/REGISTER' button. Below the header is a navigation bar with 'Home', 'Auctions', and 'Past Auctions' links. A modal window is open, displaying the 'Log In' and 'Register' sections. The 'Log In' section has fields for 'Username' and 'Password', a green 'Login' button, and a blue 'Forgot Password' link. The 'Register' section has a green 'Register' button. A blue arrow points from the 'LOGIN/REGISTER' button in the header to the 'Register' button in the modal.

Log In

Username

Password

Login

[Forgot Password](#)

Register

If you are not already a user on our site, click the button below to create an account.

Register

**\*\*\* Note:** If you ALREADY HAVE AN ACCOUNT or CREATED AN ACCOUNT from the Home Page “Login/Register” Button up top, then you are already considered a “User” and will not need to create a new account (skip to STEP 8)

# ➤ Step 7: Complete Registration (all Tabs)

[Home](#)[Auctions](#)[Past Auctions](#)

## Register

Thank you for Registering on our Auction Bidding Site.

If you are bidding on one of our Real Estate property auctions, users are required to VERIFY their account to the email address they enter for their account. Please CLICK THE LINK in the verification email message you were sent from [info@nessbros.com](mailto:info@nessbros.com). YOU CANNOT PLACE A BID UNLESS YOU ARE VERIFIED. WE RECEIVE YOUR PROOF OF FUNDS.

Once you are ready to bid on a Real Estate property: Log into your new account, select the Real Estate property you want to bid on, and CLICK the green button "REQUEST APPROVAL." Further instructions will be provided in the email message you will receive from [info@nessbros.com](mailto:info@nessbros.com)

There is a PDF of step-by-step instructions in the Documents folder in the Real Estate auction.

If you are bidding on one of our Personal Property auctions there will be no additional verification steps required. THE CREDIT CARD USED TO REGISTER FOR THIS AUCTION WILL BE USED FOR FINAL PAYMENTS along with a Buyers Premium (% in the Auction Terms) added to the Winning High Bid and included in the Total Purchase Price.

[Account Info](#)[Credit Card](#)[Terms](#)[Complete](#)

Username \*

Password \*

First Name \*

Middle Name

Last Name \*

Email \*

Company

Date Of Birth \*

Interested In \*

Where did you hear about us? \*

Phone 1 \* Phone number followed optionally by "ext." or "x"

Phone 2 \* Phone number followed optionally by "ext." or "x"

By signing up for text notifications you are agreeing to receive alerts from Ness Bros for auctions.

## Address

Address (line 1) \*

Address (line 2)

Zip

City

State

Country

Shipping Address ☒ Same as Billing

[Next Step](#)

➤ **Step 8:** Users are required to VERIFY the email address they entered for their account. Go to your email account and CLICK THE LINK in the verification email sent from [info@nessbros.com](mailto:info@nessbros.com) –  
**YOU CANNOT BID UNTIL VERIFIED**



Welcome!

Hi

Your username is Ness

Thank you for registering!

**Verify Email**



Home

**Email Verified**

Your email is now verified. You are now able to bid on auctions.

[Update your Account Notification Preferences.](#)

**\*\*\* NOTE:** If you see the Green Button “Verify Email” when trying to place a Bid – Click it, then Click “Resend” Button and check your email account.

3 Bed Ranch with Daylight Basement Overlooking Pond 📢 Lot Number: 1

Time Remaining: 14 days 22 hours Current Bid: \$0.00

Start Time: 6/18/2024 3:00:00 PM End Time: 7/9/2024 3:00:00 PM

Bid Count: 0

Current High Bidder:

Starting Bid: \$175,000.00

Bid Increment: \$2,500.00

Verify Email

Verify Email

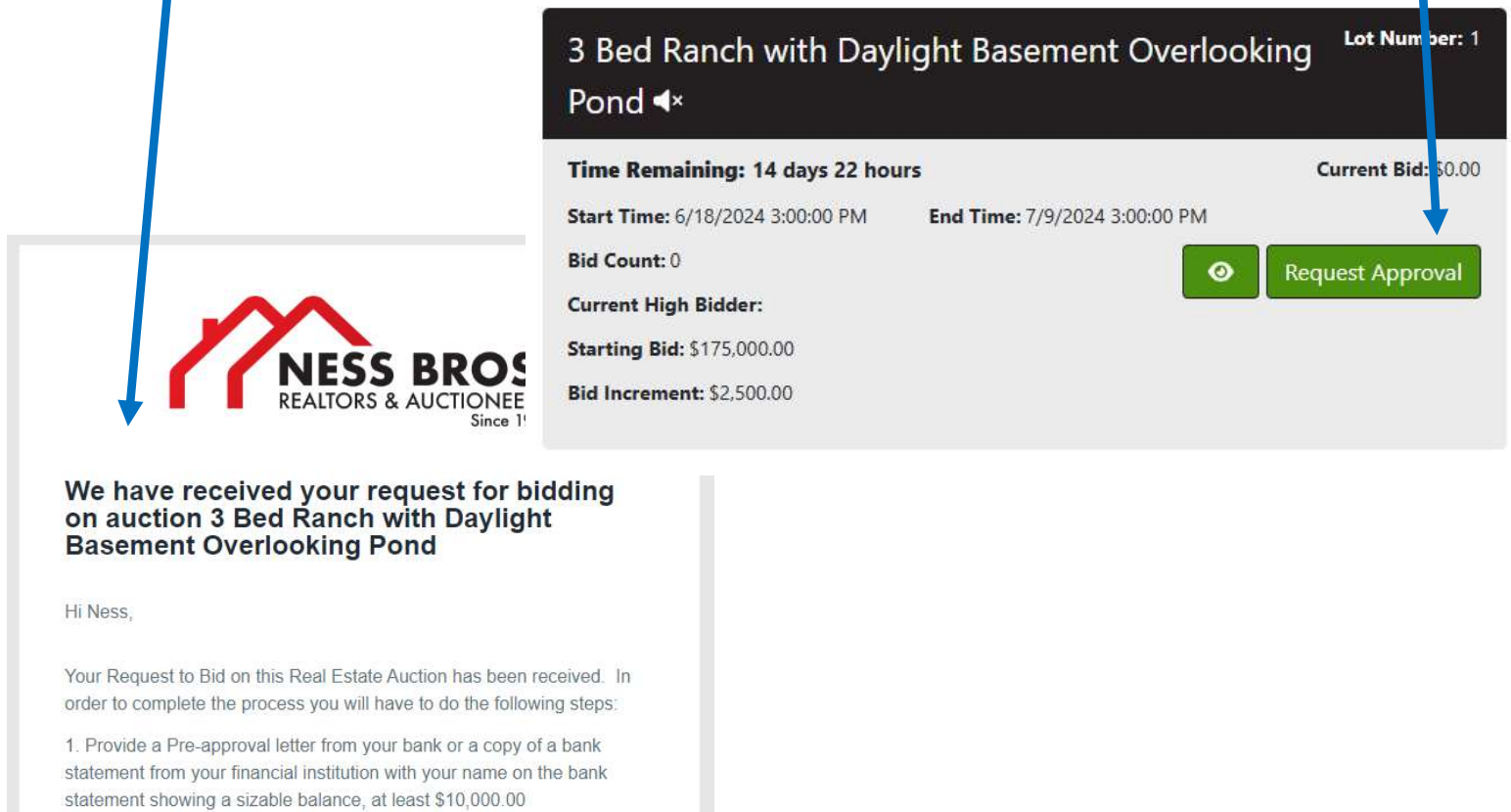
You are required to verify your email before bidding.

To request a new verification email, click the Resend button below.

Resend



➤ **Step 9:** Click the Green Button “Request Approval”. You will be emailed further instructions to send Proof of Funds.  
(also see instructions below)



The screenshot shows an auction interface for a property titled "3 Bed Ranch with Daylight Basement Overlooking Pond" (Lot Number: 1). The interface includes a dark header with the property name and lot number. Below this, a light gray box displays auction details: "Time Remaining: 14 days 22 hours", "Start Time: 6/18/2024 3:00:00 PM", "End Time: 7/9/2024 3:00:00 PM", "Current Bid: \$0.00", "Bid Count: 0", "Current High Bidder:", "Starting Bid: \$175,000.00", and "Bid Increment: \$2,500.00". A green button labeled "Request Approval" is visible. To the left of the auction details is the Ness Bros. logo, which consists of a red house icon and the text "NESS BROS. REALTORS & AUCTIONEERS Since 1981". Below the auction details, an email confirmation is shown, starting with "We have received your request for bidding on auction 3 Bed Ranch with Daylight Basement Overlooking Pond" and "Hi Ness,". The email continues with "Your Request to Bid on this Real Estate Auction has been received. In order to complete the process you will have to do the following steps:" followed by a numbered list of instructions.

**3 Bed Ranch with Daylight Basement Overlooking Pond** Lot Number: 1

Time Remaining: 14 days 22 hours Current Bid: \$0.00

Start Time: 6/18/2024 3:00:00 PM End Time: 7/9/2024 3:00:00 PM

Bid Count: 0

Current High Bidder:

Starting Bid: \$175,000.00

Bid Increment: \$2,500.00

**Request Approval**

**NESS BROS.**  
REALTORS & AUCTIONEERS  
Since 1981

We have received your request for bidding on auction 3 Bed Ranch with Daylight Basement Overlooking Pond

Hi Ness,

Your Request to Bid on this Real Estate Auction has been received. In order to complete the process you will have to do the following steps:

1. Provide a Pre-approval letter from your bank or a copy of a bank statement from your financial institution with your name on the bank statement showing a sizable balance, at least \$10,000.00

- 1. Provide a pre-approval letter from your bank or a copy of a bank statement from your financial institution with your name on the bank statement showing a sizable balance, at least \$10,000.00.**
  - 2. Information must be emailed to OnlineAuctions@NessBros.com (please put the property address in the email).**
  - 3. Once you have been approved, you may place a bid anytime before the auction ends for this "specific auction" you have registered for**
- \*\*\* NOTE:** You will not have to provide Proof of Funds more than once, but you will have "Request Approval" on any additional Real Estate Auctions you choose to Bid on.

*If you have any questions, please call 260-459-3911*

➤ **Step 10:** You will receive an email once you are Approved to Bid. Click the Green Button “Register for Auction” and Click the BLUE Button “Agree to Terms and Submit Card Authorization”



### Your request has been accepted

Hi Ness,

You have been approved to bid on this Real Estate Auction. You can now visit our website and place your bid. We encourage all first time bidders (this is not required), to place a bid early on in the bidding process on the property to make sure that they do not encounter any glitches with the software or with their browser when placing a bid. By doing this you help eliminate last minute frustrations you make encounter.

Thank you,

Ness Bros Realtors & Auctioneers

Auction: 3 Bed Ranch with Daylight Basement Overlooking Pond

[View Auction](#)

### 3 Bed Ranch with Daylight Basement Overlooking Pond

Lot Number: 1

Time Remaining: 14 days 21 hours

Current Bid: \$0.00

Start Time: 6/18/2024 3:00:00 PM

End Time: 7/9/2024 3:00:00 PM

Bid Count: 0

Current High Bidder:

Starting Bid: \$175,000.00

Bid Increment: \$2,500.00



[Register for Auction](#)

### Terms and Conditions, Card Authorization Required to Bid

#### Submit Card Authorization

##### Select a Credit Card

MasterCard | #####2405 - exp 03/2027

[New Card](#)

Upon submission, your credit card will be pre-authorized for \$1.00 to verify ability to pay.

#### Auction Terms

##### ONLINE REAL ESTATE AUCTION NOTICE – CASH or FINANCE BIDDING PROCEDURE BUYERS ARE TO FOLLOW WITH NO WAIVER

**Seller:** [Richard J. Sims](#)

**Address:** [11536 Tweedsmuir Run, Fort Wayne, IN 46814](#)

**Legal Description:** *Below is a partial legal description, the full one will be provided at closing.*  
[Bittersweet Lakes Sec II Lot 91](#)

--- **BIDDERS PACKET:** All bidders who have registered for the online auction can view copies of the Offer to Purchase and Terms at [www.NessBros.com](#) on the specific property Auction Detail Page.

--- **ONLINE REGISTRATION:** Registration for this auction (online) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Purchase Agreement which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. In order to bid on the Real Estate, all bidders must be signed in through [www.Bid2NessBros.com](#). There is no fee to register, but a valid credit card will be required to verify identity and ensure payment of the Earnest Money, if applicable. By bidding you are representing to Ness Bros. Realtors & Auctioneers ("Ness Bros."), and the Seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. If you do not agree with any of the terms and conditions stated, DO NOT BID or you will be bound by those terms and conditions. By bidding you agree to all disclosures.

--- **CONDUCT OF THE AUCTION:** The Seller and selling agent's reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, validity of the credit card,

[Close](#)

[Agree to Terms and Submit Card Authorization](#)



➤ **Step 11:** You can now Place Bids!  
Enter your Max Bid amount in the White Box next to the Dollar Sign (\$), Click the Green Button “Bid” and Click the BLUE Button “Place Bid”

3 Bed Ranch with Daylight Basement Overlooking Pond **Lot Number: 1**

**Time Remaining:** 14 days 21 hours **Current Bid:** \$0.00

**Start Time:** 6/18/2024 3:00:00 PM **End Time:** 7/9/2024 3:00:00 PM

**Bid Count:** 0 **Current High Bidder:**

**Starting Bid:** \$175,000.00 **Bid Increment:** \$2,500.00

\$ 305,000.00

**Place Bid**

**Lot number:** 1

**3 Bed Ranch with Daylight Basement Overlooking Pond**

**Time Remaining:** 14 d 21 h

You are about to enter a legally binding contract. Once a bid is placed it cannot be retracted. Do not bid unless you intend to buy this item at the amount of your bid.

[What is a max bid](#) [Change Bid](#)

**\$305,000.00**

**Bid Increment:** \$2,500.00

During the Auction Bidding Process, you will receive Email Notifications when you Place a Bid, Get Outbid, Lot Closing Soon, etc.