

FIX AND FLIP IN SPRINGFIELD SCHOOLS ESTATE AUCTION

Bidding Ends: Tuesday, August 24, 2021 at 12:00 pm

**4 BED
2.5 BATH
HOME**



2140 KINGSTON DRIVE, MAUMEE, OHIO 43537

A great opportunity for a **FIX AND FLIP!** We're accepting pre-auction offers. Property being sold to settle the **Estate of Pamela A Critch, Lucas County Probate #2021EST000008.** Minimum Bid \$150,000!

- Wood Floors
- Fireplace in Living Room
- Fenced In Back Yard
- Deck
- New Kitchen
- Living Room 14 x 13
- Dining Room 9 x 9
- Kitchen 21 x 8
- Family Room 15 x 12
- Master Bed 14 x 10
- Bedroom #2 12 x 12
- Bedroom #3 14 x 9
- Bedroom #4 13 x 8
- Lot Size 71 x 147
- Foundation Full Basement
- Square Feet 1,560+/-
- School System Springfield
- Elementary Holloway
- Half Year Taxes \$1,655.23
- TD Parcel No 65-81837

OPEN HOUSE: Friday, August 20, 2021 at 12:00 pm

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$5,000 earnest money deposit.**

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$5,000.** The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **Thursday, September 30, 2021.**

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title & Escrow; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Property Disclosures, and the Earnest Money Deposit Agreement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

©2021 Pamela Rose Auction Company, LLC

 **Pamela Rose Auction Co, LLC**
REAL ESTATE | AUCTIONEERS | CONSULTANTS

AUCTION ASSOCIATES
Roger Turner, REALTOR®, Auctioneer, AARE, CAI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

STAY CONNECTED:      

Download on the  **App Store** GET IT ON  **Google Play**

   