

Online Estate Auction in Point Place!



4355 288th Street, Toledo, Ohio 43611
Bidding Ends: Tuesday, April 26, 2022 at 12 pm

Open House
Thursday, April 21, 2022 from 12 pm - 1 pm

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 **Wednesday, June 1, 2022**.

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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and

the Non Refundable 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.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

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.

DIRECTIONS: South of Lehman, East of Suder.

HOME WITH 4 BEDROOMS, 2 FULL BATHS, AND A FULL BASEMENT

ONLINE REAL ESTATE AUCTION

Bidding Ends: Tuesday, April 26, 2022 at 12:00 pm

Settling
An
ESTATE



Master Bed on Second Floor
Full Basement
Enclosed Porch
Located in Point Place

**4355 288th Street
Toledo, Ohio 43611**

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



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Michael Murray, Broker, Auctioneer, CAI, GRI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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Auction
Company, LLC

4 BEDROOMS WITH FULL BASEMENT

REAL ESTATE AT ONLINE AUCTION IN POINT PLACE



First time offered! Same owner for 57 years.

One and a half story with 2 bedrooms down and 2 bedrooms up. 2 full baths, full basement, and a 1.5 car garage. Newer furnace, hot water tank, central air, and home needs decorating.

Property being sold to settle the Estate of Evelyn Bembenek, Lucas County Probate #2022EST000493.

PROPERTY FEATURES

Central Air
Brick and Aluminum Exterior
1 Year Home Warranty

Equipment Included:
Dishwasher, Disposal, Dryer, and Washer



ROOM DIMENSIONS

Living Room 15 x 15
Kitchen 18 x 11

Master Bedroom 12 x 15 Second Floor
Bedroom #2 10 x 11 First Floor
Bedroom #3 10 x 12 First Floor
Bedroom #4 15 x 12 Second Floor

OTHER INFORMATION

Lot Size: 55 x 139
Acres: 0.17+/-
Foundation: Full Basement

House: 1,428+/- Square Feet
Basement: 936+/- Square Feet
No. of Bathrooms: 2 Full (1 Up and 1 Down)

OTHER INFORMATION

School District: Toledo Public
Elementary: Ottawa River
High School: Woodward

Half Year Taxes: \$899.09
Homestead: \$267.17
TD Parcel No.: 13-33004

Open House

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*Located Near the
Point Place Lighthouse
and Golf Course*



REAL ESTATE ASSOCIATES:

MICHAEL MURRAY, BROKER, AUCTIONEER, CAI, GRI | PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI

BID NOW ONLINE AT: WWW.PAMELAROSEAUCTION.COM OR ON OUR APP