

ONLINE ONLY INVESTMENT AUCTION

BIDDING ENDS: TUESDAY, MAY 14, 2019 at 12:00 pm

Properties being sold to settle the Estate of Errick Lincoln Sr, Lucas County Probate No. 2017 EST 002449

543 West Crawford Avenue
Toledo, Ohio 43612

1739 Marne Avenue
Toledo, Ohio 43613

1429 North Huron Street
Toledo, Ohio 43604

1721 North Michigan Avenue
Toledo, Ohio 43604

MINIMUM BID \$15,000



PROPERTY DETAILS:

TD Parcel No. 02-33664
Half Year Taxes: \$639.46

DIRECTIONS: West Laskey to south on Burnham to east on West Crawford.

MINIMUM BID \$7,500



PROPERTY DETAILS:

TD Parcel No. 05-08407
Half Year Taxes: \$400.92

DIRECTIONS: Berdan to south on Upton to east on Marne, west of Jackman.

MINIMUM BID \$2,500



PROPERTY DETAILS:

TD Parcel No. 08-52727
Half Year Taxes: \$439.49

DIRECTIONS: South of North Erie, between Magnolia and Bush.

MINIMUM BID \$2,500



PROPERTY DETAILS:

TD Parcel No. 14-30267
Half Year Taxes: \$257.02

DIRECTIONS: Champlain to South on Ash to west on North Michigan.

REGISTER TO BID NOW AT www.PAMELAROSEAUCTION.com

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$2,000 earnest money deposit**

per property. EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title immediately following the auction, in the amount of **\$2,000 per property**. 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 **Friday, June 14, 2019**. **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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606;

Karey Donley; 419-530-0001. **DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, and the Property Disclosures. **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. **PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

No Open Houses or Showings.



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