

# ONLINE ONLY REAL ESTATE AUCTIONS

**BIDDING ENDS:** Thursday, May 23, 2019 at 12:00 pm

1658 Vance Street, Toledo, Ohio 43607

**SINGLE  
FAMILY**

**PROPERTY  
FEATURES:**

Rented: Yes

Rent: \$450 a Month

30 year tenant whom  
Pamela Rose has met and  
said she's a true gem.



**PROPERTY INFORMATION:**

Square Feet:	1,773+/-	No. of Stories:	1.5
Half Year Taxes:	\$225.35	No. of Bedrooms:	3
TD Parcel No.:	02-29914	No. of Bathrooms:	1 Full

Same tenant since 1989, fenced back yard, and on a crawl space.

**OPEN HOUSE:** Monday, May 20, 2019 at 1:00 pm.

**DIRECTIONS:** North Detroit to Vance.

3114 Warsaw Street, Toledo, Ohio 43608

**SINGLE  
FAMILY**

**PROPERTY  
FEATURES:**

Rented: Yes

Section 8: Yes

Rent: \$458 a Month



**PROPERTY INFORMATION:**

Square Feet:	914+/-	No. of Stories:	1
Half Year Taxes:	\$240.49	No. of Bedrooms:	2
TD Parcel No.:	12-03247	No. of Bathrooms:	1 Full

Section 8 tenant, fenced back yard, and has a basement.

**OPEN HOUSE:** Monday, May 20, 2019 at 11:30 am.

**DIRECTIONS:** East Central to Warsaw.

**VIEW PHOTOS, VIDEO TOUR, AND BID NOW AT [www.PAMELAROSEAUCTION.com](http://www.PAMELAROSEAUCTION.com)**

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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 **\$3,000 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 **\$3,000 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 21, 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](http://www.pamelaroseauction.com).

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**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](http://www.pamelaroseauction.com).



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