

ONLINE ONLY REAL ESTATE AUCTION



1424 BENSCH DRIVE, TOLEDO, OHIO 43614

BIDDING ENDS: WEDNESDAY, FEBRUARY 2, 2022 at 12:00 pm



ATTRACTIVE HOME!

PROPERTY FEATURES:

- First Floor Master Bed
- 5 Beds / 2 Full Baths
- Exterior Siding Plus Covered Front Sitting Porch
- 1.5 Car Garage with Workshop Area
- Fenced Yard
- Rear Deck / Shed
- Oven, Gas Stove Top, Refrigerator, Dishwasher, Washer And Dryer Included

Estate Auction! Property being sold to settle the Estate of John Zeno, Lucas County Probate No. 2021 EST 000612. Attractive home with 5 bedrooms including first floor master with full bath and separate jet tub/shower. Open family room to dining with patio doors to rear deck. Nice kitchen which opens to family room. Kitchen has center island and gas cook top, built in oven and microwave and stainless fridge included. Living room with window overlooking covered front patio. Upper level includes 4 bedrooms and additional full bath. 1.5 car garage with workshop. Fenced private yard. Never offered before. ***NOTE:** side window is being repaired by window vendor by seller due to improper installation and repair is in process of being repaired or possibly replaced by Seller.

Living Room 21 x 12	Bedroom #3 13 x 17	No. of Baths 2 Full	High School..... Bowsher
Kitchen 14 x 14 with Island	Bedroom #4 13 x 10	Foundation Crawl	Half Year Taxes..... \$1,113.09
Family / Dining..... 22 x 12	Bedroom #5 12 x 14	Square Feet 2,064+/-	TD Parcel No. 20-88321
Master Bed 19 x 10	Laundry..... 11 x 5	School System..... Toledo Public	
Bedroom #2..... 10 x 11	Lot Size 50 x 124	Elementary Beverly	



OPEN HOUSE: Thursday, January 27, 2022 from 4 pm - 5 pm and Tuesday, February 1, 2022 from 4:30 pm - 5:30 pm.

DIRECTIONS: Off Glendale Avenue, east of Byrne Road.

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 **\$3,500 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 **\$3,500**. 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 **40 Days** after acceptance.

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 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.

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



Pamela Rose Auction Company, LLC
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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
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