

ONLINE ONLY REAL ESTATE AUCTION



PROPERTY ADDRESS:
512 LOCUST STREET
DELTA, OHIO 43515

BIDDING ENDS:
MONDAY, OCTOBER 10, 2022
at 12:00 pm

Online Content Auction - Household and Tools
Monday, October 10, 2022 at 10:00 am

Register Today!

Online Only Guardianship Auction! First time offered! Same owner since 1976. Unique hillside home on half acre lot with a beautiful view from the deck. Garage is under the house and opens to basement. One and half stories with 4 bedrooms (2 up, 2 down) and 1.5 bathrooms. House is dated and needs decorating. A rare opportunity in the quaint Village of Delta.

PROPERTY INFORMATION:

• Treed Lot	Living Room 21 x 11	Laundry Room 10 x 9	County Fulton
• Central Air	Kitchen 28 x 12	Porch 5 x 15	Half Year Taxes..... \$990.11
• Home Warranty	Master Bed 14 x 12	Deck..... 10 x 28	Homestead \$246.87
• Gas Forced Air Heating	Bedroom #2 14 x 12	Lot Size 165 x 132	Parcel No. 31-058096-00.000
• Public Water And Sanitary Sewer	Bedroom #3 12 x 10	Foundation Basement	
• Central Air	Bedroom #4 10 x 12	Square Feet 1,513+/-	
• Concrete Driveway	No. of Baths 1 Full / 1 Half	School System..... Pike-Delta-York	



OPEN HOUSE: Thursday, October 6, 2022 from 11:00 am - 1:00 pm.
DIRECTIONS: South off Alt 20/2, east of South Madison.

PRE-APPROVAL: Genoa Bank - Marcus Newbern; Office: 419-873-9818; Email: mnewbern@genoabank.com; 9920 Old US 20, Rossford, Ohio 43460.

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 Barber, Kaper, Stamm, McWatters, Whitlock, Maloney, LLP, 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 **30 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 Barber, Kaper, Stamm, McWatters, Whitlock, Maloney, LLP; 124 N Fulton St, Wauseon, Ohio 43567; Office: 419-337-5065.

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.

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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