

# ONLINE ONLY DUPLEX AUCTION

SELLING  
TO SETTLE  
TRUST DUE  
TO DEATH OF  
OWNER



## 103 ALLEN DRIVE, SWANTON, OHIO 43558

Directions: South Main to west on West Garfield to north on Allen.

### PROPERTY DETAILS

Rent Per Month: \$450 / Vacant      County: Fulton  
Square Feet: 1,656+/-      Number of Beds: 2 Each Unit  
Half Year Taxes: \$707.80      Number of Baths: 1 Each Unit  
Parcel No.: 28-054696-00.000      Foundation: Partial Basement

### OPEN HOUSE

Thursday, October 13, 2022 at 11:00 am

**BIDDING ENDS: TUESDAY, OCTOBER 18, 2022 AT 12:00 PM**



## 306 EAST STREET, LIBERTY CENTER, OHIO 43532

Directions: E/W Cherry to south on East, between Mary Ann and East North.

### PROPERTY DETAILS

Rent Per Month: \$675 / \$590      County: Henry  
Square Feet: 1,696+/-      Number of Beds: 2 Each Unit  
Half Year Taxes: \$656.24      Number of Baths: 1 Each Unit  
Parcel No.: 29-009421-1480      Foundation: Full Basement

### OPEN HOUSE

Thursday, October 13, 2022 at 12:30 pm

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our App!

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://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](mailto: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 per Property**. **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 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 **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 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](http://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.



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

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