

# ONLINE ONLY REAL ESTATE AUCTION

5076 WINONA ROAD, TOLEDO, OHIO 43613

**BIDDING ENDS: TUESDAY, SEPTEMBER 17, 2019 at 12:00 pm**

## WASHINGTON LOCAL SCHOOLS

### PROPERTY FEATURES:

Newer Windows  
Security Alarm  
Deck  
Fenced Yard  
Shed for Additional Storage  
New Asphalt Driveway  
Vinyl Sided  
Public Water / Sewer



Online Auction in Washington Local Schools! Excellent starter home or investment property with 2 beds and 1 bath! Fenced back yard, 1 car detached garage, large deck on front of house. Property has never been offered before, ideal rental in this high demand rental area. Property being sold to settle the Estate of Jerald B Woods, Lucas County Probate No. 2019EST001148.

### PROPERTY INFORMATION:

|                         |                           |                           |
|-------------------------|---------------------------|---------------------------|
| Living Room: 15 x 11    | Laundry/Storage: 16 x 8   | High School: Whitmer      |
| Eat-In Kitchen: 12 x 11 | Lot Size: 45 x 161        | Half Year Taxes: \$383.78 |
| Master Bedroom: 11 x 9  | Foundation: Crawl         | Homestead: \$303.04       |
| Bedroom #2: 11 x 8      | School System: Washington | TD Parcel No. 23-24944    |

**ONLINE CONTENT AUCTION - BIDDING ENDS: TUESDAY, SEPTEMBER 10, 2019 AT 12:00 PM.** Contents Include Life Long Collection - 100's of Coins, 2016 Ford F150, 2003 Jeep Liberty Sport, Jewelry, Gazebo (new in box), Small Appliances, Gun Safe, Craftsman/Garage Tools, NASCAR Apparel, RC Cars, Swords/Knives, Lots of New Stuff Still In Box.

**OPEN HOUSE:** Monday, September 16, 2019 from 12:00 pm - 2:00 pm.

**DIRECTIONS:** Off Laskey, east of Douglas to Winona.

**VIEW MORE DETAILS 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**.

**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**. 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 or by **Sunday, October 27, 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).

**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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

**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).

©2019 Pamela Rose Auction Company, LLC

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



Serving The Auction  
Industry For 25 Years

STAY CONNECTED: 

### AUCTION ASSOCIATES

Carson Helminiak, REALTOR®, Auctioneer  
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224 | Toll Free: 877-462-7673

