

ONLINE ONLY AUCTION

Everything Is Selling! Home Furnishings - Tools - Toys - and the Real Estate



624 White Street, Toledo, Ohio 43605



FURNISHINGS

Household Goods - Small Appliances
Craftsman / Garage Tools - Vintage Toys
New / Old Toy Trains and Tracks
Saw - Wet / Dry Vac - Framed Art Work
Vintage Tonka Trucks

Online Bidding Ends:

**Friday,
November 22, 2019
at 1:00 pm**



REAL ESTATE

Minimum Bid \$20,000

for this Excellent Starter Home
or Investment Property
Near Navarre Park

Online Bidding Ends:

**Thursday,
December 5, 2019
at 1:00 pm**

BID NOW Online at www.PamelaRoseAuction.com

ONLINE ONLY REAL ESTATE AUCTION

624 WHITE STREET, TOLEDO, OHIO 43605

BIDDING ENDS: THURSDAY, DECEMBER 5, 2019 at 1:00 pm

LOCATED NEAR NAVARRE PARK

PROPERTY FEATURES:

- Covered Front Porch
- Breaker Box
- First Floor Master Bed
- Forced Air Heat with A/C New in 2017
- Detached Garage
- 3rd Story Decked Attic Area
- Most Windows Are Newer
- New Roof (Approx. 2010)



MINIMUM BID \$20,000!

Excellent starter home or investment property with 4 beds and 2 full baths! Third story decked attic, fenced back yard, and a 2 car detached garage with alley access.

PROPERTY INFORMATION:

Living Room:	17 x 12	Bedroom #2:	14 x 9	Lot Size:	30 x 127	High School:	Waite
Dining Room:	15 x 10	Bedroom #3:	11 x 9	No. of Baths:	2 Full	Half Year Taxes:	\$264.05
Kitchen:	10 x 10	Bedroom #4:	14 x 10	Foundation:	Full Basement	Homestead:	\$291.46
Master Bed:	13 x 11	Porch:	20 x 7	Square Feet:	1,350+/-	TD Parcel No.:	09-65541

OPEN HOUSE: Monday, December 2, 2019 from 12:00 pm - 2:00 pm.

DIRECTIONS: East on Navarre, past Broadway, to left on White.

FURNISHINGS - TOOLS - TOYS - TRAIN ITEMS AT AUCTION

Online Auction Ends: Friday, November 22, 2019 at 1:00 pm

VIEW MORE DETAILS AND BID NOW AT www.PamelaRoseAuction.com

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration form available at 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 info@pamelaroseauction.com 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 **25 Days** after acceptance or by **Monday, December 30, 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, Consumer Guide, Lead Based Paint, Property Disclosures, and the Earnest Money 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.

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.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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 **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



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