

COURT ORDERED ONLINE AUCTION

2339 West Dean Road, Lambertville, Michigan 48144

Self Service

**OPENING
BID
\$150,000**

Car Wash



State of Michigan in the 38th Circuit Court
For the County of Monroe

Case No. 24-148082-CB
Honorable White

Premier Bank,
formally known as
First Federal Bank of the Midwest,
A Foreign Corporation,
Plaintiff

vs.

YFast Enterprises, LLC,
Kickin Mule Enterprises,
Jointly and Severally
Defendants

PROPERTY FEATURES

Acres..... 0.86+/-
Square Feet 3,948+/-
Year Built 2004
County Monroe
Parcel No. 02-02802400
Zoned..... C3 General Commercial

OPEN HOUSE

December 23..... from 12:00 pm - 12:30 pm
January 6 from 11:00 am - 12:00 pm

PROPERTY BEING SOLD BY COURT APPOINTED RECEIVER

Pamela K Rose, Receiver | 419-865-1224

The Escrow Agent will be **Midland Title**;
3355 Briarfield Boulevard, Maumee, Ohio 43537;
Office: 419-259-5403

TERMS AND CONDITIONS

A deposit in the amount of **10% down of the Opening Bid** upon conclusion of the auction. Closing must take place within **30 days** of confirmation of the Court. A 10% Buyer's Premium shall apply. An Owner's Insurance Policy will be provided at Seller's expense giving marketable title through Midland Title. The auction is subject to postponement and cancellation. Full terms and conditions at online registration.

Dimensions are not verified. Buyers should not rely on information and should do their own due diligence. It is a crime to trespass on the Property. **Property is sold "As-Is, Where-Is."** There are no contingencies.

**BIDDING ENDS:
TUESDAY, JANUARY 7, 2025 AT 12:00 PM**



Pamela K Rose Auction Co, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Michael Murray, REALTOR®, Auctioneer, CAI, GRI
Pamela Rose, Receiver, Broker, Auctioneer, AARE, CAI
Office: 419-865-1224

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