

ONLINE ONLY REAL ESTATE AUCTION

148 DEXTER STREET, TOLEDO, OHIO 43608

BIDDING ENDS: TUESDAY, OCTOBER 30, 2018 at 1:00 pm

MINIMUM BID \$6,000

PROPERTY FEATURES:

Long Term Owner and Collector
All Contents In Home "At Time of Closing"
Are Included with The Purchase
Handicap Ramp to the Front Door
Public Water / Sewer
Forced Air Furnace

ABSOLUTE MINIVAN AUCTION



Selling Separately Online!
2004 Chrysler Town and
Country LX with 153,313
miles. Bid Now!



Online Only Auction! Minimum Bid \$6,000 for this 3 to 4 bedroom home and all contents. If you love Pickers, you will enjoy the treasure hunt with this fully furnished home with lifetime accumulation. Ideal fixer upper to purchase and finance to someone or buyer looking to pay cash for affordable home.

PROPERTY INFORMATION:

Living Room: 12 x 12

Eat-In Kitchen: 12 x 12

Master Bedroom: 15 x 11

Bedroom #2: 10 x 10

Bedroom #3: 10 x 10

Bedroom #4: 10 x 10

Laundry: 8 x 8

Porch: 20 x 11

Lot Size: 30 x 120

No. of Baths: 1

Foundation: Crawl

Square Feet: 1,652+/-

Toledo Public | Woodward H.S.

Half Year Taxes: \$240.52

Homestead Reduction: \$308.70

TD Parcel No. 09-51977

OPEN HOUSE: Monday, October 29, 2018 at 12:00 pm Sharp.

DIRECTIONS: On Dexter, between Warsaw and Lagrange.

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

REAL ESTATE TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 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 **\$2,000 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 **\$2,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **Wednesday, November 14, 2018**.

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.

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.

MINIVAN TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration form available at www.pamelaroseauction.com / Online Auctions / Online Personal Property Auctions will need to be completed. Payment in the form of Cash, Check, or Credit Card due at conclusion of auction. If Buyer pays cash, the title will be received immediately. If paid by check, title will be mailed upon clearing of check.



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REAL ESTATE | AUCTIONEERS | CONSULTANTS



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Industry For 25 Years

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AUCTION ASSOCIATES

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