

Online Real Estate Auction

FOR MS. MAXINE SAMPSON

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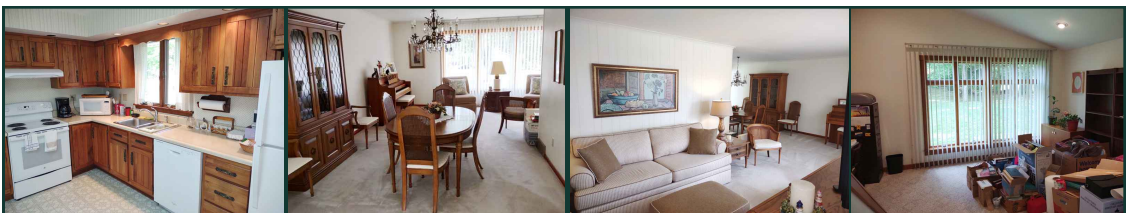
Go to loomisauctions.com & click on "Online Bidding" to view listings, video, images & bid!



8 Sunnybrook Drive, New Castle, PA 16105, Neshannock Twp.
 Just 3-4 mins to I-1376. 45 mins to PGH Intl, mins to Neshannock Shopping, Hermitage, Sharon, PA, Boardman, Ohio.



Beautiful Neshannock Home, Like-New Condition
 Approx. 2,000 sq. ft., 3-4 bedroom, 3 bath, huge living space! Move in, beautiful, like-new condition! Huge lot, great, quiet neighborhood, Neshannock Schools. Low taxes, very low maintenance.



Great Eight Room, Three Bedroom, Three Bath Home, w/ two car garage, cement drive, and full, finished basement. Modern kitchen w/new Whirlpool DD refrigerator and electric range w/overhead fan. New closed in 24'x15' sun porch w/skylights, opening to cement patio and wooded lawn area. Approx. 20 x 15' master bedroom w/full bath, 12' X 15' office, large living room, eat-in dining room off of kitchen. Full, finished basement w/two entrances from first floor. Large rec room w/pool table and ping pong table, family room w/electric fireplace, great large laundry area w/washer and dryer, and a separate room for shop or storage. Many new windows w/easy off screens, all window dressing. This home has been completely newly painted and is immaculately clean and ready to move into!

Online Bidding Underway Now, Ends Sun., Jan. 30th @ 3:00 PM

OPEN HOUSE / PREVIEW / INSPECTION

Please call or email us to schedule your private viewing appointment at any time. Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

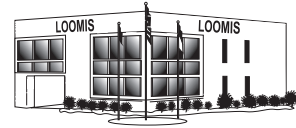
Bid Now!

Doors open on auction day, 1 hour before bidding ends, for final inspections. Auctioneer will accept bids on the "auction floor" at this time.

Bid Now!

Real Estate Agent/Broker Participation Invited!

Real Estate Terms & Conditions: Property Sold AS-IS. 10% Deposit of final bid, auction day. 10-15% Buyer's premium added to final bid, auction day. Balance at closing. Guaranteed Clear, Good Title At Closing. **Closing Costs:** Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!



25 Executive Ct, P.O. Box 298
 West Middlesex, PA 16159

Call Trish, Justin or Rod today, to see if your property, business, farm, land or equipment is a candidate for internet or standard auction. We have more business experience and qualified buyers globally and in the region, than any other auction company.

Client Services: (724) 528-2550 Ext. 212 or: (724) 528-2550 Ext. 214



* Buyers of all categories of inventory! loomisgroupco@gmail.com

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