

# BEAUTIFUL, MOVE-IN, TURN-KEY BRICK HOME ONLINE AUCTION

FROM THE ESTATE OF GERTRUDE WARREN

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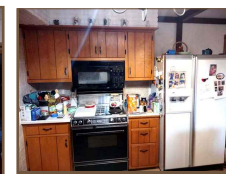
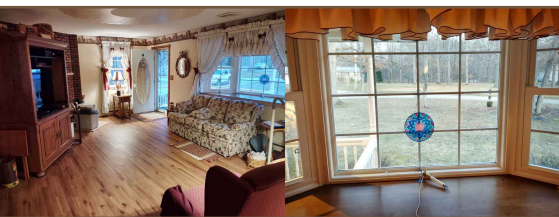
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Property Line Representation For Reference Only



**218 Bentley Ave., Greenville, PA 16125**

Near Greenville High School, great neighborhood.



**Bidding Underway Now, Concludes Fri., June 24th @ 6:00 PM!**

Real estate bidding has been extended. The property did not fetch the seller's very low reserve. The bidding continues, now to conclude on June 24th!

**Beautiful, Move-In/Turnkey Brick Home, in a Prime location, and corner (No Traffic) Large Lot.** Custom built by a high quality builder. Newer floors and other updates. Red brick, 7 room home, w/full basement. Approx. 18' x 30' all weather patio/porch w/cathedral ceiling. Inside/outside entrance. Attached large one car garage, cement drive. Newer windows, oak trim, wood type flooring. Ceiling fans, all plaster type interior. Nice built in cupboards. Semi-modern kitchen w/ ample ceramic counter space. Newer cupboards, JennAir electric stove w/microwave, built-in dishwasher, db door Kenmore refrigerator.

Eat-in dinette opening to patio. Three ample size bedrooms w/clothes closets. Modern ceramic bathroom. Office off kitchen with outside entrance. 20' Living room w/ Wood burning fireplace. Full finished basement w/bath and shower, shop, laundry room, and more. Utica boiler heat, gas hot water heater.

**Very low upkeep and utilities. Very low taxes: approx \$2,200.00 per year.**

**Open House: Friday, June 10th, from 5:30 - 6:30 PM**

**Call or email us to schedule a viewing appointment today!**

Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

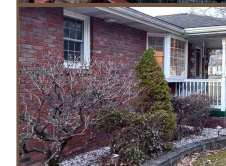
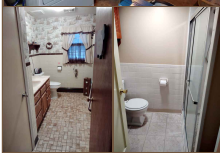
Doors open on auction day, 1 hour before bidding ends, for final inspections.

Auctioneer will accept bids on the "auction floor" at this time.

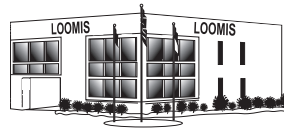
**Real Estate Agent/Broker Participation Invited!**

**Bid Now!**

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**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  
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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.

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