

MOVE IN READY HOME NEAR BOWSER HIGH SCHOOL

# ONLINE AUCTION

Very nice home with 3 bedrooms that is move in ready or is a good investment property!

- Wood Floors in Two Bedrooms
- Deck
- Detached Garage
- Large Living Room
- Eat-In Kitchen
- Public Water and Sanitary Sewer

### PROPERTY INFORMATION:

Living Room .....	20 x 13	Foundation .....	Basement
Kitchen .....	16 x 9	Square Feet .....	1,173+/-
Master Bed .....	12 x 10	School System.....	Toledo
Bedroom #2.....	11 x 9	Elementary .....	Burroughs
Bedroom #3.....	34 x 13	High School.....	Bowsher
Lot Size .....	50 x 109	Half Year Taxes.....	\$755.56
No. of Baths.....	1 Full	Parcel No .....	03-10844

### TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) or on our Mobile App and 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 emailing to [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,500 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$3,500**. 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 **Tuesday, October 5, 2021**.

**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 Midland Title & Escrow; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

**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 Deposit 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](http://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.

Real Estate Located At  
**540 WILLIAMSDALE DRIVE**  
**TOLEDO, OHIO 43609**

With Bidding Ending On  
**THURSDAY, AUGUST 19, 2021**  
**AT 12:00 PM**



**OPEN HOUSE:** Thursday, August 12, 2021 at 12:00 pm.  
**DIRECTIONS:** Airport Highway to Williamsdale, west of South Detroit.

View More Details and **BID NOW**  
Online At  
[www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)  
Or Download Our App!



**Pamela Rose Auction Company, LLC**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Roger Turner, REALTOR®, Auctioneer, AARE, CAI  
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224

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