

First Time Offered!
Exclusively at
ONLINE AUCTION

1865 Wildwood Road
Toledo, Ohio 43614

Online Real Estate Bidding Ends
Thursday,

November 17, 2022
at 12:00 pm

ONLINE CONTENT AUCTION

Bidding Ends

Monday, November 28, 2022 at 10 am

Open House:

Tuesday, November 15 from 11 am - 1 pm



Being Sold To Settle A Trust

Exclusively at Online Auction. First time offered, same owner of 34 years. Nice house with a spectacular ravine lot. Sit out on the deck over looking the ravine and enjoy your morning coffee or a bonfire in the evening. Nicely landscaped back yard, classic kitchen with tin ceiling, and remodeled bathrooms. First floor master bedroom or in-law room. Large bedroom upstairs was the master. It does need finished drywall and flooring in the dining room and drywall and paint in the small bedroom upstairs.

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|---|---------------------------|-----------------------------------|----------------------------------|
| • All Appliances Including the Washer and Dryer | Living Room 23 x 13 | No. of Baths..... 2 Full / 1 Half | Square Feet 1,830+/- |
| • Two Car Garage | Dining Room 12 x 10 | Porch 12 x 8 | School System..... Toledo Public |
| • Oak Woodwork | Kitchen 12 x 10 | Patio 15 x 12 | Elementary Beverly |
| • Remodeled Kitchen and Baths | Master Bed 11 x 8 | Rec Room..... 25 x 14 | High School..... Bowsher |
| • Fireplace | Bedroom #2 26 x 12 | Laundry Room in Basement | Half Year Taxes.... \$1,539.70 |
| | Bedroom #3 15 x 12 | Lot Size 60 x 162 | TD Parcel No. 16-22714 |
| | Bedroom #4 11 x 8 | Foundation Basement / Crawl | |

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration is available at 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 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 Buckeye Title Agency, 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 **35 Days** after acceptance.

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 Buckeye Title Agency; 21980 OH-51, Genoa, Ohio 43430; Office: 419-855-9944.

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 Non

Refundable 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.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

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.

LOAN PRE-APPROVAL: Marcus Newbern with Genoa Bank; Office: 419-873-9818; Email: mnewbern@genoabank.com; 9920 Old US 20, Rossford, Ohio 43460.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



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

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

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