

# ONLINE ONLY TRUST AUCTION



1433 SCHUYLER ROAD, TOLEDO, OHIO 43612

**BIDDING ENDS:** THURSDAY, NOVEMBER 16, 2023 at 12:00 pm



Online Auction! West Toledo single family home. Owner passed away and home is being liquidated to settle the Trust. New roof in 2023 (complete tear off) with 50 year Owens Corning shingles. Ideal rental home with comparable rental homes leasing between \$900 - \$1,200 monthly. Vacant, pick your tenant. Home has hardwood floors, glass patio, and rec room.



### OPEN HOUSE:

Tuesday, November 7, 2023

from 4:30 pm - 5:00 pm

and

Tuesday, November 14, 2023

from 4:00 pm - 4:30 pm

## PROPERTY FEATURES

- 2 Story Home
- Driveway Off Street
- Vinyl / Brick Exterior
- New Roof in 2023
- Gas Forced Air Heating
- Public Water and Sewer



### DIRECTIONS:

Eleanor to south on Westway to east on Schuyler, between Jackman and Lewis.

Living Room ..... 18 x 13  
Dining Room ..... 13 x 13  
Kitchen ..... 10 x 9  
Master Bed ..... 15 x 10

Bedroom #2 ..... 12 x 12  
Bedroom #3 ..... 12 x 9  
Sun Room ..... 21 x 8  
Rec Room ..... 20 x 21

Laundry ..... Lower Level  
No. of Baths ..... 2 Full  
Lot Size ..... 42 x 90  
Foundation ..... Basement

School System ..... Toledo Public  
Square Feet ..... 1,123+/-  
Half Year Taxes ..... \$576.60  
TD Parcel No. .... 07-31681

**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 **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 Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosure, 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.

**BIDDING:** All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

**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](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.

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



**Pamela Rose Auction Company, LLC**  
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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
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