ONLINE ONLY
ESTATE AUCTION

2108 CALEDONIA STREET, TOLEDO, OHIO 43605

BIDDING ENDS: THURSDAY, AUGUST 20, 2020 at 12:00 pm

ONE STORY HOME ON DOUBLE LOT

PROPERTY FEATURES:

- Full Basement
- Shed for Storage
- Front and Side Porches
- Fenced Yard
- Exterior Siding
- Public Utilities
- Gas Forced Air Heat with Central Air

Grandma's House! Picture perfect home on double fenced in lot. Updated eat-in kitchen with appliances.

Bedrooms have hardwood floors. Open formal dining and living room. Walk up dormer attic with custom closet for storage.

Basement has laundry, workshop, cellars, and storage. First floor bathroom shower updated with shower.

Property / Assets being sold to settle the Estate of Carolyn Kurucz, Lucas County Probate No. 2020EST000780.
Online Estate Auction! 181+/- Lots Including Gold, Sterling Silver, and Costume Jewelry, Gold Coins, Commemorative Stamps, Tools, Hummel's, M&M's Collectibles, Household Items, Paintings / Prints, and Furniture. Bidding Ends: Monday, August 17, 2020 at 11:00 am.

PROPERTY INFORMATION:

Living Room:	11 x 15	Bedroom #2:	10 x 10	Lot Size:	60 x 120	Half Year Taxes:	$232.76
Dining Room:	10 x 11	Bedroom #3:	10 x 10	No. of Baths:	1 Full with	Homestead:	$295.57
Eat-In Kitchen:	17 x 11	Laundry Room:	In Basement		Newer Shower	TD Parcel No.:	02-18364
Bedroom #1:	10 x 10	Unfinished Dormer - 3rd Floor		Schools:	Toledo Public		02-18361

OPEN HOUSE: Friday, August 14, 2020 at 3:00 pm.
DIRECTIONS: Off Consual, just east of Front Street.

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration form available at www.pamelaroseauction.com | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **$2,000 earnest money deposit**.
EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **$2,000.** 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 **30 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 Greater Metropolitan Title; 3131 Executive Parkway, Toledo, Ohio 43606; Karey Donley; 419-530-0001.

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.
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.
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