

## PERSONAL PROPERTY Terms, Payment, & Conditions:

10% Buyer's Premium. Cash, Check, MasterCard, American Express, Discover, or Visa. Full payment is due the day of the auction.

Immediate removal at conclusion of auction. All items will be sold "As Is." Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter.

REMOVAL: Day of Auction with paid receipt

## REAL ESTATE Terms, Payment, & Conditions:

**\$5,000 Deposit must be presented at time of registration for auction in form of cash, cashier's check, or personal check. Balance due at closing on or before March 3, 2017.** If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter.

## ESTATE INFORMATION

Property Being Sold To Settle The Estate of James R. Everly, Sr, Wood County Probate Court Case PE20161387

## AUCTIONEERS:

Pamela Rose, REALTOR®, Auctioneer, CAI, AARE  
Roger Turner, REALTOR®, Auctioneer, AARE

**Questions? Call (419) 865-1224**

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# LIVE ESTATE AUCTION



SATURDAY, JANUARY 21, 2017

PREVIEW: 10AM • CONTENTS: 11AM • REAL ESTATE: 12PM



5935 Clover Ln. Walbridge, OH 43465

# Real Estate Sells at 12:00pm

Ranch home on a corner lot, featuring a full basement, large living room, and an eat-in kitchen.



## Property Features

- Ranch Home
- Corner Lot
- Full Basement
- Public Water
- Public Sewer
- Forced Air Furnace
- Central Air
- 2-Car Garage
- Large Yard

## Property Information

Master Bedroom	13x10
Bedroom 2	10x10
Bedroom 3	12x9
Kitchen	12x18
Living Room	22x13
Basement Sq.Ft.	1,096+/-
Approx Total Sq.Ft.	1,096+/-
Lot Size	100x175
Garage Space	2
School District	Lake
6-Month Taxes	\$531.71
Parcel #	H28-712-170301016000



# Contents Sell at 11:00am

Aluminum Ladder	GE Boom Box	Pioneer Stereo Receiver
(5) Assorted Airplane Models	GE Microwave	Pool Cues
Avon Cologne Bottles	Glass Cased Display Shelves	Pots & Pans
Bar Stools With Back	Hammers	Pull Down Glass Door Book Shelves
Barware Glasses	Hand Gun Shaped Cologne Bottles	Records
Black Max Air Compressor	Hand Saws	Rims
Blonde Bedroom Set	Holiday Décor	Rustic Wood Barrel Pole Lamp
Blonde Long Dresser With Mirror	Honda 5.5 Horse Power Push Mower	Screw Drivers
Book Shelf	Indian On Horse Figurines	Sears Red Typewriter
Books	Insignia Flat Screen Television	Sears Wheel Balancer
Buffet Style Stereo Cabinet	Kids Pool Table	Sewing Supplies
C-Clamps	Kitchen Table With (4) Orange Chairs	Shop Lights
Car Shaped Music Boxes	Lamps	Signed Ship Painting
Card Tables	Lane Cedar Chest	Simplicity Lawn Mower
Circular Saw Blades	Large Bench Vice	Small Sewing Desk
Classic Cars Books	Lawn Chair	Socket Set
Classic Cooler	Levels	Sofa Table
Coffee Table	Long Dresser	Stainless Milk Container
Copper Pipe	Magazine Rack	Step Ladder
Cordless Phones	Metal Cabinet	Stepping Stools
Cowboy Hat	Metal Extension Ladder	Stereo Cabinet
Cowboy On Horse Figurine	Metal Lunch Box	Stool
Craftsmen Drill Press	Metal Shelves	Strohs Beer Sign
Craftsmen Multi Tool	Metal Toy Car Banks	Sylvania 19" Television
Crow Bars	Miniature Car Pencil Sharpeners	Three-Light Pole Lamp
Delta Bench Grinder With Light	(100+) Model Cars	Tool Boxes
Delta Grinder With Stand	Native American Head Figurine	TV Trays
Dirt Devil Sweeper	Office Chair	U.S.A. Theme Walking Stick
Drill Bits	Organizer Shelves	Utility Knives
DVD Player	Pair Of Amber Glass Based Mirrors	Vacuum
Echo Gas Powered Leaf Blower	Pair Of Fenton Milk Glass Dishes	Vintage Car Wall Décor
Eight Track Tapes	Pair Of Hanging Candle Sconces	Vintage Television
Electric Chain Saw	Pair Of Matching End Tables	Walker
Electric Weed Whips	Pair Of Ritterion 90 Speakers	Wall Clock
Enamel Metal Wash Basin	Paper Cutter	Wax Dipped Teddy Bear
End Table With Drawers	Paper Shredder	Western Theme Cologne Bottles
Estate Chest Freezer	Pink Depression Glass Candy Dish	Whirlpool Refrigerator
Estate Heavy Duty Gas Dryer	Pipe Holder	Whirlpool Heavy Duty Washing Machine
Fenton Hobnail Milk Glass Basket	Plastic Shelving	Wire Cutters
Filing Cabinet		Wood Model Cars
Five-Gallon Air Tank		World History Books
Five-Gallon Shop Vac		Yellow Glass Bowl With Twisting Base
Garage Lights		
Gas Chain Saw		
Gas Heater		



**2000 Mercury Grand Marquis LS**  
 Vin #: 2MEFM75W8YX738824  
 Mileage: 43,243