



REAL ESTATE

MINIMUM  
BID  
\$40,000

ONLINE ONLY AUCTION

### Property Features

New Electric Service / Plaster Walls And Ceilings  
2.5 Car Garage with 768+/- SF Work Shop  
Stove, Refrigerator, Washer, and Dryer  
1 Year HMS Home Warranty  
1st Floor Laundry Room  
3 Bedrooms and 1 Full Bathroom  
1st Floor Master Bedroom

### Room Dimensions

Living Room: 17 x 12  
Kitchen: 14 x 10  
Family Room: 12 x 17  
Master Bed: 12 x 13  
Bedroom #2: 10 x 12  
Bedroom #3: 18 x 18  
Utility: 15 x 10

### Other Information

Lot Size: 140 x 140  
Foundation: Crawl  
Square Feet: 1,402+/-  
Toledo Public / Rogers High School  
Half Year Taxes: \$743.10  
Homestead Reduction: \$304.60  
TD Parcel No. 20-00817

Oversize garage with work shop. Affordable first home with charming hardwood floors, central air, needs decorating. A little sweat equity and you'll have a show place. Includes appliances plus washer and dryer. Bid your price at this online only auction!

Stop by the **OPEN HOUSE** on Tuesday, February 21, 2017 from 12:00 pm to 2:00 pm.

**415 ROCHELLE ROAD, TOLEDO, OHIO 43615**

**BIDDING ENDS: THURSDAY, FEBRUARY 23, 2017 AT 12:00 PM**

# REAL ESTATE TERMS AND CONDITIONS

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauktion.com/Online Auctions/Real Estate](http://www.pamelaroseauktion.com/OnlineAuctions/RealEstate) 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 [toni@pamelaroseauktion.com](mailto:toni@pamelaroseauktion.com) at least 24 hours 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 emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **Thursday, March 30, 2017**.

**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.

**OPEN HOUSE: TUESDAY, FEBRUARY 21, 2017 FROM 12 PM - 2 PM**

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

**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.pamelaroseauktion.com](http://www.pamelaroseauktion.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.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauktion.com](http://www.pamelaroseauktion.com).

**BID NOW!**  
[www.PAMELAROSEAUCTION.com](http://www.PAMELAROSEAUCTION.com)

## ONLINE ONLY AUCTION - MINIMUM BID \$40,000

415 Rochelle Road, Toledo, Ohio 43615 - Bidding Ends: Thursday, February 23, 2017 at 12:00 pm



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

5825 Weckerly Road, Whitehouse, Ohio 43571  
Office: 419-865-1224 or 877-462-7673  
Online at [www.pamelaroseauktion.com](http://www.pamelaroseauktion.com)

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### AUCTION ASSOCIATES

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