

AUCTION TERMS AND CONDITIONS

P ersonal Property

10% Buyer's Premium. Cash, Check, Master Card, American Express, Discover, or Visa. Full payment is due the day of the auction. Immediate removal with paid receipt 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.

PERSONAL PROPERTY AND REAL ESTATE AUCTION 3328 CHELTENHAM ROAD, TOLEDO, OHIO 43606 SATURDAY, DECEMBER 2, 2017

PREVIEW AT 9:00 AM | CONTENTS AT 10:00 AM | REAL ESTATE AT 12:00 PM

R eal Estate

\$2,500 Deposit must be presented at time of registration for auction in form of cash, cashier's check, or personal check made payable to Greater Metropolitan Title. **Balance due at closing within 35 Days of Auction.** 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. **Privacy Policy and User Agreement:** To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.



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

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Serving The Auction Industry For 20 Years

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PERSONAL PROPERTY AND REAL ESTATE

AUCTION

IN OLD ORCHARD ELEMENTARY AREA

SATURDAY, DECEMBER 2, 2017



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AUCTION INVENTORY LIST

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SATURDAY, DECEMBER 2, 2017

Personal Property Auction at 10:00 am

- | | | |
|--------------------------|-------------------------|---------------------------|
| Antique Dresser | C-Clamp | Copper Mugs |
| Antique High Boy | Cabbage Slicer | Country Print |
| Antique Value Books | Cake Tray | Dancing Girls Print |
| Anvil | Canning Pressure Cooker | Decanter |
| Apollo Glasses | Ceramic Christmas Tree | Dirt Devil |
| Ash Tray | Ceramic Dog Planter | Disk Golf |
| Ash Trays | Ceramic Pitcher | Display Case |
| Assorted Camp Chairs | Chaffing Dishes | Duck Decoys |
| Assorted Lamps | Charcoal Grill | Dutch Oven With Glass Top |
| Assorted Lighters | China Cabinet | Electric Chain Saw |
| Assorted Shovels | Chipper Shredder | Faux Furs |
| Bench Grinder | Cigar Ash Tray | Folding Tripod Seat |
| Bench Vice | Circular Saw | Freezer |
| Black Amana Refrigerator | Civil War Books | Gas Range |
| Blue Glass Jars | Classic Cooler | Glass Electric Conduits |
| Boat Dock Painting | Clown Painting | Golf Bag |
| Boom Box | Coast Guard Stein | Hand Tools |
| Bowling Ball With Bag | Cocktail Glasses | Hanging Display Case |
| Brown And Tan Croc | Cookie Cutters | Hanging Hook Organizer |
| Browns Glass | Copper Bottom Sauce Pan | Hanging Mirror |



- | | | |
|--------------------------------|----------------------|---------------------------|
| Hoe Cake Pan | Oktoberfest Stein | Toro Mower |
| Kitchen Aid Attachments | Picnic Set | TV Tray |
| Kitchen Table | Plastic Shelving | Two Wheel Cart |
| Kitchen Utensils | Pole Lamp | Vintage Fishing Rods |
| Knight Figurine | Pots And Pans | Vintage Hot Wheels |
| Knives & Block | Punch Bowl | Vintage Mouse Trap |
| Lounge Chair | Pyrex Dishes | Vintage Photos |
| Magazine Rack | Real Estate Seal | Vintage Scale |
| Mantel Clock | Record Player | Vintage Sled |
| Marble Rolling Pin | Secretary Desk | Wall Mounted Gun Cabinet |
| Metal Cabinet | Spittoon | Washer and Dryer |
| Metal Coat Hook | Step Stool | Wicker Chest |
| Metal Picture | Stock Pots | Wicker Top Plant Stand |
| Metal Worked Musical Figurines | Stone Wale Figurine | Wine Glasses |
| Microwave | Stroh's Mug | Wooden Musical Instrument |
| Model Boat | Tarps | Wooden Shelves |
| Mountain Scene Print | Tea Cups | Yard Tools |
| Newspaper Log Roller | Three Nesting Tables | |
| Office Desk | Tool Boxes | |

REAL ESTATE INFORMATION

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3328 CHELTENHAM ROAD, TOLEDO, OHIO 43606

Real Estate Auction at 12:00 pm

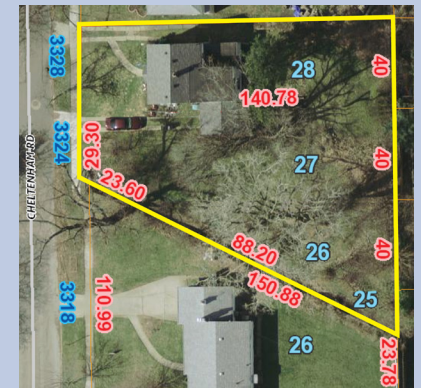


Property Features

- 2 Story Home plus Attic and Basement
- Private Yard / Tree Lined
- Attached Garage
- Appliances: Range / Dishwasher
- Aluminum Sided
- (4) Parcels Included
- Forced Air Heat
- Central Air
- Public Water and Sewer
- Possession at Closing

Other Information

- | | |
|----------------------|--|
| Lot Size: | 0.32+/- Acres |
| No. of Bathrooms: | 1 |
| Foundation: | Basement |
| Square Feet: | 1,770+/- |
| School System: | Toledo Public |
| Elementary: | Old Orchard |
| High School: | Start |
| Half Year Taxes: | \$886.82 |
| Homestead Reduction: | \$304.60 |
| TD Parcel No. | 03-32077, 03-32081
03-32084, 03-32087 |



Estate Auction! Old Orchard Elementary Area! Fixer upper with unlimited potential. Tree lined private yard! Home has 3 to 4 bedrooms including sitting room off bedroom, attached garage, and full basement. Large custom closets and built-in's including custom twin built-in beds in one of the bedrooms. Ideal for buyer looking to build instant equity. Property being sold to settle the Estate of James Crumley, Lucas County Probate #2017EST001887. Long term owner and never offered before.

Room Dimensions

- | | | | |
|--------------|---------|-------------|---------|
| Living Room: | 13 x 23 | Master Bed: | 9 x 25 |
| Dining Room: | 11 x 11 | Bedroom #2: | 12 x 13 |
| Kitchen: | 14 x 13 | Bedroom #3: | 13 x 14 |
| Den: | 12 x 25 | Bedroom #4: | 9 x 13 |