

REAL ESTATE TERMS & CONDITIONS

\$10,000 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.** 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 prorated. 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.

PERSONAL PROPERTY TERMS & 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.

OTHER INFORMATION

Directions: On 2nd Street, Two Blocks East Of Louisiana Avenue between Locust Street and Maple Street

Estate: Selling to settle the Estate of Marjorie J. Laubenthal Wood County Probate Court #20181131

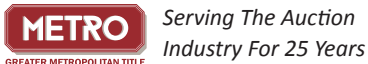
Associate: Pamela Rose, REALTOR®, Auctioneer, CAI, AARE



Pamela Rose
AUCTION COMPANY, LLC

419-865-1224 | 877-462-7673

www.pamelaroseauction.com



STAY CONNECTED: [f](#) [p](#) [i](#) [t](#) [y](#) [i](#)

REAL ESTATE & PERSONAL PROPERTY



LIVE
ON-SITE!

Estate
Auction



WEDNESDAY, JUNE 6, 2018

314 E SECOND STREET, PERRYSBURG, OH 43551

PREVIEW & REGISTRATION OPENS AT 2:00PM
CONTENT AUCTION: 3:00PM • REAL ESTATE AUCTION: 6:00PM

REAL ESTATE AUCTION

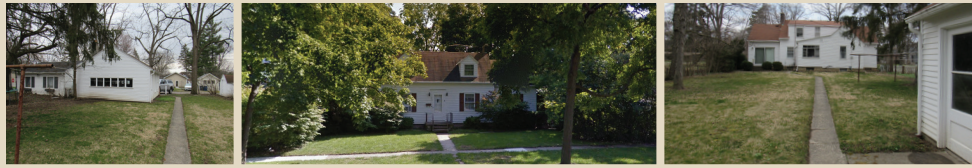
314 E. Second Street, Perrysburg, Ohio 43551 • 6:00pm



Uptown Perrysburg Home - Estate Auction! Located in highly desired location in high demand Perrysburg. Loads of character and charm with original doors, hardwood floors, large bedrooms, and, a 2 car garage. Fireplace in living room, family room with patio doors opening to rear yard, first floor master bedroom, plus a bonus room off of upper bedroom. Ideal for buyer looking to create their own custom home with some cosmetic updating. Selling to settle the Estate of Marjorie J. Laubenthal Wood County Probate Court #20181131.

FEATURES:

Uptown Location
Hardwood Floors
Fireplace
1st Floor Bedroom
Gas Forced Air Heating
Family Room Patio Doors
Public Water & Sewer
Rear Patio



Master Bedroom	13x12	Total Sq. Ft.	1,700+/-
Bedroom 2	18x12	# of Baths	1.5
Bedroom 3	18x12	Lot Size	66 x166
Kitchen / Dining Room	20x11	Foundation	Basement/Crawl
Living Room	19x13	Garage	2 Car
Family Room	16x12	School District	Perrysburg
Bonus Room	12x12	Half Year Taxes	\$1,659.06
Endclosed Porch	13x12	Parcel #	Q61-000-90110806000

WWW.PAMELAROSEAUCTION.COM | (419) 865-1224

CONTENT AUCTION

314 E. Second Street, Perrysburg, Ohio 43551 • 10:00am

AUCTION INVENTORY

American Tourister Luggage	Doll House	Misc. Luggage
Antique Mantle Clocks	Dresser With Mirror	Numerous Record Albums
Metal Storage Organiser	Dyers Bay Ontario Leather Horse	Office Desk
Bagged Jewelry	Champion Ashtray	Old Roller Skates
(12) Batter Up Playing Card	Fans	Outdoor Flag
Game By Fenneberg	File Cabinet	Piles Of Scrap Metal
Barbies & Clothes	Fisher Price School Days Toy Desk	Pill Boxes
Barrell Table Lamp	Fisher Price TV/Radio	Porcelain Dog Brush
Baskets	Full Size Bed With Headboard	Pots
Bedside Tables	George Foreman Grill	Record Display Holder
Bentwood Chairs	Golden Children's Records	Refrigerator
Bird Bath	Gun Cabinet	Schwinn Bicycles
Board Games	Hand Saw	Shelving
Books	Hand Tools	Shop Lights
Box Lots Full Of Housewares And	Hanging Fish	Silverware
Utensils	(2) Hanging Jewel Lamps	Sofa Tables
Boxes Of Halloween Décor	Hanson Scale	Stoneridge Collection Mugs
Boxes Of Linens	Holly Hobbie Lunch Box	Stovetop Smoker
Boxes Of Outdoor Lights	Hoses	Tin Storage Cans
Café Cappuccino Maker	HP Monitor	(8) Toledo Sox 1953 Glasses
Can Of Nuts And Bolts & Screws	HP Printer	Toshiba TV With Stand
Cassette Tapes	iPod Speaker System By Aztec	Trimmer
Cat Basket	Juice Extractor	TV Trays
Cat House And Toys	Lamp Tables	(2) Twin Beds
Champion Lighters	Levels	Vanity Fair Children's Record
Champion Sled	Library Book Cabinet	Player
Chandeliers	Library Desk	Variety Of Crocks
Cherry End Table & Side Tables	Lionel Train Set	Vice
Chip Can Advertising	Luggage Rack	Victrola Records
Clocks	Magazine Racks	Vintage Board Games
Coffee Canisters	Magnovox Speakers	Vintage 60's Card Table &
60's Coffee Mugs	(2) Maple Dining Chairs	Chairs
Cordless Phone System	Maple Valances	Vintage Green Sofa & Chair
Cornoa Antique Typewriter	Maple Chest Of Drawers	Vintage Remington Typewriter
Costume Jewelry	Maple Dresser With Mirror	Vintage Water Cans
Crate & Barrel Decorative	Maple End Table	Watch Collection
Yellow Serving Bowls	Maple Full Size Bed With Linens	Wood Jewelry Box
Creeper	Mason Jars	Wood Ladders
Dehumidifier	Milk Glass	Yard Tools
Dinette Table And Chairs	Mining Light	

WWW.PAMELAROSEAUCTION.COM | (419) 865-1224