

Real Estate Terms & Conditions

\$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 40 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.

Contents 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: North West Corner of the Centennial Road and Dorr Street Roundabout

Estate: Selling to settle the Estate of Thelma M Griffith Lucas County Probate Court #2016EST002287

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



Pamela Rose
AUCTION COMPANY, LLC





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Estate Auction



TUESDAY, MAY 22, 2018



PREVIEW & REGISTRATION: 2:00PM
CONTENTS: 3:00PM • REAL ESTATE 5:30PM

Live On-Site at 8360 Dorr St. Toledo, OH 43617

Real Estate - Auction Begins at 5:30pm



8360 Dorr Street, Toledo, Ohio 43617

Estate Auction! Contents and Home being sold to settle the Estate of Thelma Griffith Lucas County Probate Court #2016EST002287. Home is seated on a country setting of 4.92+/- acres with rustic barn and a large 2+ car garage. Grandma's home full of character and charm. Very cozy, bid and make it your own at public auction.

Property Features

| | |
|------------------------|----------------------|
| Single Story | Sheds |
| Vinyl Sided | 4.92 +/- Acres |
| Front Covered Patio | Blacktop Drive |
| Barn | Septic & Well Water |
| Detached 2+ Car Garage | City Water Available |

Property Information

| | |
|--------------------|-------------|
| Master Bedroom | 10x13 |
| Bedroom 2 | 15x10 |
| Bedroom 3 | 12x10 |
| Eat In Kitchen | 20x13 |
| Living/Dining Room | 24x12 |
| Total Sq.Ft. | 1,254+/- |
| Lot Size / Acres | 4.92+/- |
| Foundation | Slab |
| # Of Baths | 1 |
| School District | Springfield |
| Homestead Exempt | \$321.83 |
| Half Year Taxes | \$1,129.02 |
| Parcel # | 65-32011 |



Contents Auction Inventory - Auction Begins at 3pm

| | | |
|---|---|--|
| "Mom" Heart Necklace | Children's Cream/Maroon Floral Dress | Pair Of Gold Tone Clip-on Earrings |
| "V" Stud Earrings | Children's Paisley Bonnet | Pair Of Purple Stone Stud Earrings |
| (10) Pairs of Earrings (150+) | Children's Red Floral Dress | Pictures |
| (2) Children's Black Floral Dress | Children's White Floral Dress | Pink & White Stone Necklace Pendant |
| (2) Children's Green Plaid Shirts | Children's White/Blue Floral Dress | Pink Stone Pendant With Chain Pendant |
| (2) Children's Paisley Dresses | Christmas Décor | Plates, Platters, Utensils, Pans, Dishes |
| (2) Children's Red Plaid Shirts | Clothes | Present Pin |
| (2) Children's Vest, Shirt Pants Combo | Costume Jewelry | Purple Stone Pendant Necklaces |
| (2) Glass Candy Dishes | Desk | Purple Stone Rings |
| (2) Gold Tone Chain Necklaces | Dining Table | Pyrex Casserole Dish |
| (2) Homco Dove Figurine | End Tables | Red & Green Stone Ring |
| (2) Twist-On Speidel | Faux Pear & Black Stone Necklace & Earring Set | Red Bead Necklace |
| (2) Wrist Watches | Faux Pearl Earrings & Necklace Set | Red Rose Heart Necklace |
| (3) Children Pictures | Faux Pearl Stud Earrings | Red Stone Ring |
| (3) School Class Photos & An Attendance Certificate Award | Funeral Guest Book, Cards, & Book Mark | Rings |
| (3) Wristwatches | Glass Butter Dish | Roaster |
| (4) Black Star Of India Gemstones | Glass Creamer | Rose Heart Earrings |
| (5) Stacking Birthstone Rings | Gold Tone Faux Pearl Necklace | Shell Shaped Necklace Pendant |
| 10K Silver Tone Ring | Gold Tone Shell Shaped Earrings | Side by Side Refrigerator |
| 1930 Ford Model A | Green Stone Dolphin Necklace & Earring Set | Silver Round Pendant Necklace |
| 2003 Chevy Impala | Green Stone Necklace & Earring Set | Silver Tone Earrings |
| 3-Pearl Ring | Green Stone Pendant Necklace | Small Paramount Brush |
| 3-Stone Dangle Stud Earrings | Hamilton Wristwatch | Sofa |
| 7-Birthstone Mothers Ring | Heart Pendant Necklaces | Star Dangle Earrings |
| 8-Person Moris Kenwood Korea Flatware Set | Home Interior Décor | Tea Pot |
| Air Compressor | Horse Shoe Pendant Necklace | Tiger Eye Bead Necklace |
| Andrea White Dove | Jewelry Box | Timex Watch Face |
| Avon Calling Pin & Avon Pin | John Deere 265 Riding Lawn Mower | Title |
| Band Ring With Singular Small Stone | Ladders | Toaster Oven |
| Bedroom Furniture | Lamps | Tool Chest and Tools |
| Blue Bead Necklace | Light Blue Stone Necklace & Earring Set | Trimmers |
| Blue Pendant Necklaces | Many Ceramic Blasts For Kiln | Turquoise Pendant |
| Blue Stone Avon Ring | Microwave | Various Chain Necklaces |
| Blue Stone Necklace & Earring Set | Misc. Earrings | Various Costume Jewelry |
| Brown Leather Coin Purse | Misc. Pendant Necklaces | Various Faux Pearl Necklaces |
| Brown Stone Necklace With Matching Earrings | Misc. Pins | Various Necklace Chains & Pendants |
| Bulova Accutron Wristwatch & Case | Mother Of Pearl Necklace With Matching Earrings | Various Single Earrings |
| Bulova Wristwatch | Necklace Chain | Various Small Hoop & Stud Earrings |
| Ceramic Kiln | Necklace Chain With Pendant | Wall Hangings |
| Chain Bracelets | Owl Pendant | Watches |
| Chain Necklaces | Pair Of 14K Wedding Bands | White Stone Necklace & Earring Set |
| Chest Freezer | Pairs Of Doves Figurines | White Tone Faux Pearl Necklace |
| Children's Blue Floral Dress | | Wood Quilt Rack |
| Children's Clothes | | |



1930 Ford Model A
Vin # A3219122



2003 Chevrolet Impala
Vin# 2G1WF52E139321983