

9540 SEAMAN ROAD, CURTICE, OH 43412



Online Only Real Estate & Personal Property

AUCTION



#591



#647



#713



#652



#568



#610



#638



#588



#714



#696



#672



#688

BIDDING ENDS:

Thurs. July 19 | 12:00PM EST

PREVIEW & OPEN HOUSE:

Sat. July 14 | 12:00pm - 2:00pm

BID ONLINE TODAY!

PamelaRoseAuction.com

CONTENTS REMOVAL:

Sat. July 21 | 10:00am - 2:00pm

Mon. July 23 | 2:00pm - 6:00pm



Pamela Rose
AUCTION COMPANY, LLC

ASSOCIATE:

Roger Turner, Auctioneer, CAI, AARE
(419) 865-1224 | (877) 462-7673

Online Only Real Estate

AUCTION

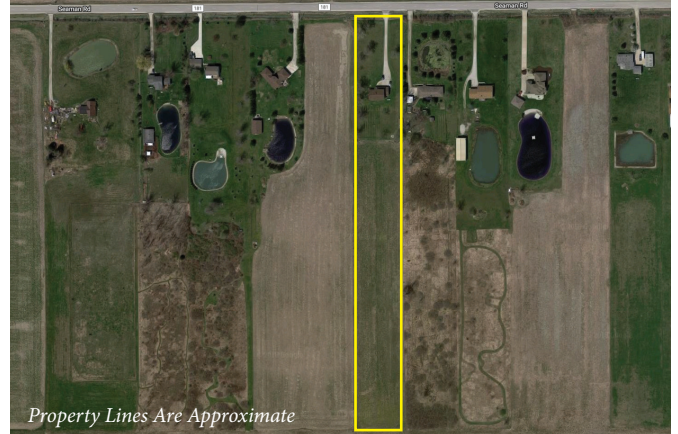


9540 SEAMAN RD. CURTICE, OH 43412 | BIDDING ENDS: THURSDAY, JULY 19, 2018 AT 12:00PM EST

Lovely home on 5 +/- Acres in Jerusalem Township with great open views. Located in Oregon School District. Single Family Home with (3) bedrooms, family room with high end wood burner. Lots of room to add a barn or other out buildings. Bid your price exclusively at an online auction.

PROPERTY INFORMATION:

Living Room	16x14
Family Room	22x11
Dining Room	12x10
Kitchen	13x11
Master Bedroom	14x12
Bedroom #2	14x10
Bedroom #3	12x10
Laundry Room	14x11
Bathrooms	1.5
Lot Size	5+/- Acres
Basement	Partial
School District	Oregon
Half Year Taxes	\$1,827.84
Parcel	33-24583



PROPERTY FEATURES:

- 5+/- Acres
- Oregon Public Schools
- (3) Bedrooms
- Very Open With Great Views
- Newer Roof
- Quiet Setting
- Family Room With High End Wood Burner
- Central Air
- Plenty Of Room For Out Buildings



Online Only Personal Property AUCTION

9540 SEAMAN RD. CURTICE, OH 43412 | BIDDING ENDS: THURSDAY, JULY 19, 2018 AT 12:00PM EST

<u>Lot#</u>	<u>Title</u>	<u>Lot#</u>	<u>Title</u>	<u>Lot#</u>	<u>Title</u>
529	Children's Books, Games, & Misc.	567	(2) Twin Bed Comforter Sets	612	1923 Peace Silver Dollar
530	Entertainment Center With Contents	568	Round Seat Children's Rocking Chair	613	1922 Peace Silver Dollar
531	Tan Reclining Chair	569	20+ Glasses & Sunglasses	614	1881 Morgan Silver Dollar
532	Assorted Dog Toys & Stuffed Animals	570	Symphonic DVD Player With Magnavox Digital Converter & Boom Box	615	1923-D Peace Silver Dollar
533	Various Cats Meow & Home Town Collectibles Wood Block Decor & Misc.	571	Misc. Home Goods & Emerson TV	616	1882 Morgan Silver Dollar
534	Brown Love Seat Recliner	572	Mastermind Game & Misc.	617	1883 Morgan Silver Dollar
535	2-Tier Side Table	573	Ohio State Clock & Misc. Figurines	618	1883 Morgan Silver Dollar
536	Ben Richmond Collector Plate Painting	574	Macy's Selected Gems Antique Song Book	619	1880 Morgan Silver Dollar
537	Metal Maple Leaf & Carved Wood Decor	575	Baldwin Acrosonic Upright Piano	620	1922-S Peace Silver Dollar
538	Plastic Floral Lamp	576	Contents Around Wood Burner	621	1879 Morgan Silver Dollar
539	Lamp & Plastic Organizer	577	Bulova Hanging Wall Clock & Misc.	622	1879 Morgan Silver Dollar
540	Bulova Quartz Wall Clock & Mirror	578	Rocking Chair	623	1881-S Morgan Silver Dollar
541	Metal & Glass Base Pair Of Lamps	579	Vintage German Cuckoo Clock & Wreath	624	1882 Morgan Silver Dollar
542	Samuel Patterson Basket	580	Mountain Dew Metal Sign, Basket, & Misc.	625	(3) 2001 Silver American Eagle Coins
543	5-Bulb Over Hanging Lamp	581	Large Green Glass Vase -	626	Assorted Steel Pennies
544	Fischer Price Toy Story III Race Track & Large Blocks	582	Country Chair & Decorative Flags	627	1855 Octagonal Liberty Head California Gold Token
545	Mini Wine Fridge With Holder & Metal Clock Decor	583	Brass Floor Lamp	628	Silver Barber Half Dollar, Barber Dimes, Seated Liberty Dimes & Indian Head Pennies
546	Hurricane Lamp With Assorted Kitchen Misc.	584	Assorted CD's & VHS Tapes	629	1999 Colored American Eagle Silver Dollar
547	Libbey Dinnerware	585	Totes Of Christmas Decor & Misc.	630	1846 Liberty Head Large Cent
548	(9) Etched Glass Wine Glasses & Misc. Cups	586	Card Table With Chair & Misc.	631	(7) Presidential Tokens
549	Coffee Mugs With Glasses & Misc.	587	Aero Bed & Misc.	632	1964 Proof Penny
550	Flatware With Misc.	588	Kenmore 70 Series Electric Dryer	633	(24) Buffalo Nickels & Silver Dimes
551	Mr. Coffee & Kitchen Misc.	589	Plastic Scope With Pentax Camera & Assorted Camera Equipment	634	Collection Of Unsearched Wheat Pennies
552	Glassware & Kitchen Misc.	590	Signature Upright Freezer	635	1953 C Series Two Dollar Bill
553	Cast Iron Skillet, Pyrex Bowls, & Misc.	591	Frigidaire Refrigerator	636	(3) Silver Franklin Half Dollars & (5) Silver Quarters
554	(26) Quilted Pot Holders	592	1894-O Morgan Silver Dollar	637	1976 Canadian Olympic Gold Coin
555	Restaurant Children's High Chair	593	1891-O Morgan Silver Dollar	638	(13) Wheat Pennies & (1) Silver Dime
556	Pair Of Hickory Manufacturing Chairs	594	1891-O Morgan Silver Dollar	639	Korean Coins & Paper Money
557	Light Brown Sofa Bed With Linens	595	1889 Morgan Silver Dollar	640	Collection Of Foreign Paper Money
558	TV & Alarm Clock With Misc.	596	1888 Morgan Silver Dollar	641	Lincoln Head Penny Books With Pennies
559	(2) Totes Of Misc. Instrument Parts	597	1888 Morgan Silver Dollar	642	Collection Of Assorted Stamps
560	Children's Rocking Chair	598	1884 Morgan Silver Dollar	643	Various Foreign Coins
561	Assorted Music Lesson Books	599	1921 Morgan Silver Dollar	644	Wood Cabinet With Contents
562	Vintage Seth Thomas Hanging Wall Clock	600	1921 Morgan Silver Dollar	645	Assorted Stuffed Animals With Aquarium Toy
563	Geo. Z. Lufton Lighthouses & 3D Puzzle	601	1899-O Morgan Silver Dollar	646	Short Rocking Chair
564	Maid-Rite Washboard	602	1901-O Morgan Silver Dollar	647	Pack N Play
565	Blue Glass Decanter -	603	1922-D Peace Silver Dollar	648	Heart Theme Print
566	Bose Radio Dock	604	1888 Morgan Silver Dollar	649	Vintage Louis Rastetter & Sons The "Kumfort" Folding Chair With Misc.
		605	1897 Morgan Silver Dollar	650	Pair Of Floor Lamps & A Framed Picture
		606	1878 Morgan Silver Dollar		
		607	1880 Morgan Silver Dollar		
		608	1880 Morgan Silver Dollar		
		609	1881 Morgan Silver Dollar		
		610	1878 Morgan Silver Dollar		
		611	1881 Morgan Silver Dollar		

PERSONAL PROPERTY CONTINUED

Lot#	Title	Lot#	Title	Lot#	Title
652	3-Piece Oak Bedroom Set	675	Black & Decker Workmate Bench	691	Fenton Bells, Croc Pot, Rotisserie, & Bread Machine
653	Turn Table Cabinet	676	Vintage Erector Set With Misc.	692	Carron Vintage Board Game
654	Round Table With Metal Claw Feet	677	Mitsubishi Turn Table & Contents Of Shelf	693	Dutch Oven
655	HP Photo Smart 7700 Series Printer With Misc.	678	Vintage Santa Display With Holiday Candles	694	Plastic Patio Table With Contents
656	Vintage Coffee Table	679	3-Piece Bedroom Set	696	Schwinn World Tourist Female Bike
657	Sonic Impact I-F2 Portable Docking Station	680	Vintage Faller A.M.S Race Track & Accessories	697	Microwave
658	4-Drawer Wood File Cabinet	681	Pair Of Stools With Metal & Wood Shelf	698	Bike Rack
659	Ceramic Pitcher With Bowl & Lamp	682	(35+) Vintage Records	699	Metal Cabinet With Contents
660	Vintage 4-Drawer Desk	683	(3) Metal Shelves With Books & Contents	700	6' Aluminum Ladder & Extension Cord
661	Book Shelf With Assorted Science Fiction Books	684	Vintage Rail Road Spikes, Horse Shoe, & Picture	701	Troy Bilt Chipper Shredder
662	(7) New In Box Laura Ashley Home Laminate Flooring Packs	685	Christmas Decor With Misc. Shelf Contents	702	Assorted Shed Tools
663	Carruth Square Tile Of A Bunny	686	Anti-Monopoly Game & Misc. Board Games	703	Green Wheel Barrow
664	Carruth Square Tile Of A Bunny	687	Contents Of Middle Wood Shelves	704	Patio Umbrella
665	Carruth Birds	688	International Silver Co. Tea Pots With Cream & Sugar Dispensers	705	Toro Snow Blower
666	Astronaut Allen Bean Signed Print	689	Vintage Glasses, Cooking Pans, & Household Misc.	706	Radio Flyer Town & Country Wagon
667	Dream Catchers With Misc.	690	Glassware, Stock Pot, Cups, Bowls, Lamp, Music Stands, & Calendar	709	TV, Suitcase, & Misc.
668	Historic News Papers			710	Fishing Rods, Step Stool, & Shovel
669	Shoe Saver & Slide Ruler			711	Vacuum, Life Jackets, & Misc.
670	Assorted Size 8.5 Men's Shoes			712	Men's Left Handed Golf Club Set
671	4-Drawer Tower File Cabinet			713	Club Cadet 926 STE Snow Thrower
672	Delta Shopmaster Table Saw & Misc. Wood Pile			714	Contents Of Work Bench
673	Various Chairs				
674	Vintage Lincoln Logs				

REAL ESTATE TERMS, PAYMENT, & CONDITIONS:

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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@pamelaroseauction.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 **\$5,000 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 **\$5,000**. 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 **September 6, 2018**.

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.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, 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.pamelaroseauction.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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

PERSONAL PROPERTY TERMS, PAYMENT, & CONDITIONS:

BUYERS PREMIUM: 15% Buyers Premium added to the final hammer price. This covers the premium charge by Proxibid. **PAYMENT:** For online bidders we accept Visa, Master Card, Discover, and American Express Credit Cards ONLY. All Sales are Final. Pamela Rose Auction Co. LLC will not collect a sales tax on items selling in this auction. All accounts must be settled at the conclusion of the auction. **TERMS:** All items will be sold "As Is." Buyers shall rely entirely on their own information, judgment, and inspection of property and record.

REMOVAL: Sat. July 21 from 10:00am-2:00pm & Mon. July 23 from 2:00pm-6:00pm

SHIPPING INSTRUCTIONS: It is the bidder's responsibility to call ahead to the shipper/mover to get a quote on shipping costs prior to bidding on an item. Pamela Rose Auction Co., LLC DOES NOT provide packing or shipping. Shipping is available through PakMail. We will make arrangements for PakMail to pick up the items from the removal location. If you do not want to use PakMail, you are encouraged to arrange shipping with whomever you choose; however you will need to make arrangements with them for pickup of the items during removal times only. Please notify us if you are NOT using Pakmail or if you are FARTHER THAN 100 MILES from the Pick-Up location and WILL BE picking up your item via email at info@pamelaroseauction.com or call 877-462-7673 to let us know of your shipping preferences by Friday, July 20 by 4:00pm EST. PakMail will be picking up items to be shipped on July 23, 2018. Bidders will make payment directly to the shipper. Large items may need to be shipped through a freight or moving company, it is the bidder's responsibility to make these arrangements. Our preferred shipping & moving companies are listed.

PREFERRED SHIPPER:
PakMail
Phone: (419) 872-5671
150 W. S. Boundary,
Perrysburg, OH

PREFERRED MOVER:
A.B.C. Movers
Phone: (419) 241-6245
Toll Free: (888) 222-2205
1020 Jackson St. Toledo, OH

Please contact Shipper/Movers directly for any special arrangements or requests

Complete Terms & Conditions are available online.



Pamela Rose
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