



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

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Office: 419-865-1224 or 877-462-7673
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REAL ESTATE AUCTION

LOVELY HOME IN OREGON CITY SCHOOLS

553 ROBINDALE AVENUE, OREGON, OHIO 43616

BIDDING ENDS: THURSDAY, SEPTEMBER 6, 2018 AT 12:00 PM



OPEN HOUSE DATE AND TIME:

Tuesday, September 4, 2018 at 12:00 pm

TERMS & 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 **Friday, October 26, 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, 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.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.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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Serving the auction industry for 25 years.

LOVELY HOME IN OREGON

ONLINE ONLY

REAL ESTATE AUCTION



Property Location:

553 Robindale Avenue, Oregon, Ohio 43616

Online Bidding Ends:

Thursday, September 6, 2018 at 12:00 pm

~ LOCATED IN OREGON CITY SCHOOLS ~

REAL ESTATE AUCTION



Online Only Auction! Nice 3 bed home located at
553 Robindale Avenue, Oregon, Ohio 43616

with hardwood floors, large garage with work area, and located
in a very quiet neighborhood. Bid your price exclusively at an
online auction with bidding ending on
Thursday, September 6, 2018 at 12:00 pm

PROPERTY FEATURES

3 Bedrooms and 1 Full Bath
Large Garage with Work Area
Hardwood Floors
Quiet Neighborhood
3 Season Porch



Directions to Property: East Vale to Robindale.

PROPERTY DETAILS



ROOM DIMENSIONS

Living Room: 20 x 12
Dining Room: 13 x 11
Kitchen: 12 x 10

Master Bed: 15 x 9
Bedroom #2: 11 x 11
Bedroom #3: 12 x 8



OTHER INFORMATION

Lot Size: 50 x 125
No. of Baths: 1 Full
Foundation: Basement

Square Feet: 1,168+/-
Elementary: Starr
High School: Clay

TAXES AND PARCEL

Half Year Taxes: \$1,030.52 TD Parcel No. 44-61307

BID NOW AT WWW.PAMELAROSEAUCTION.COM