

ONLINE ONLY REAL ESTATE AUCTION

3147 PLAINVIEW DRIVE, TOLEDO, OHIO 43615

BIDDING ENDS: TUESDAY, SEPTEMBER 18, 2018 at 12:00 pm

**SELLING
BY HEIRS!**

PROPERTY FEATURES:

Located on 2 Lots
Large Private Treed Lot
Garage / Workshop
1st Floor Bedroom
Dormer Used As Bedroom #3
Sylvania Schools
Vinyl Sided
Gas Forced Air Heating
City Water



**SYLVANIA
TOWNSHIP**

Trust Auction - Selling by Heirs! Sylvania Township! Single family home with many updates and includes 2 lots with a total lot size of 140 x 251. Currently leased on a month to month rental at \$675.00. Tenant wants to stay.

PROPERTY INFORMATION:

Living Room:	16 x 12	Laundry:	14 x 12	Foundation:	Basement	Half Year Taxes:	\$1,261.09
Kitchen:	15 x 9	Porch:	15 x 7	School District:	Sylvania	TD Parcel No.	78-58244
Master Bed:	12 x 10	Lot Size:	140 x 251	Elementary:	Stranahan		78-58237
Bedroom #2:	24 x 10	No. of Baths:	1 Full	High School:	Southview		

OPEN HOUSE: Monday, September 17, 2018 at 12:00 pm.

DIRECTIONS: First Street Off Central, west of I-475.

VIEW MORE DETAILS AND BID NOW AT www.PAMELAROSEAUCTION.com

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 **\$2,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Louisville Title Agency, immediately following the auction, in the amount of **\$2,500**. 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 **30 Days** of the auction.

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 Louisville Title Agency.

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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AUCTION ASSOCIATES

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 **LOUISVILLE TITLE**

STAY CONNECTED: 

