

# REAL ESTATE AUCTION

## Wednesday March 3, 2021 @ 5:00p.m.

### 1025 Hugo Ave., Maumee OH 43537



Spacious ranch, handyman home w/  
detached garage & 2 story shed.

Open For Inspection: Monday February 22 from 5-6:30pm. Or shown by appointment, call auctioneer.

Tax Parcel	36-50751 & 36-50747 Maumee City, Lucas County	
Taxes	\$1,579.34 per half year	
Year Built	1953	
Sq Ft	1,440	
Lot Size	60' x 150, .20 acre total	
Legal	Maumee Valley Gardens Lot 269 & 1/2 Alley Vac AD J	

Living Room	17 1/2" x 11'10"	Carpet
Family Room	19'10" x 15'5"	Carpet
Kitchen	7'10" x 12'	Stove, refrigerator, dishwasher
Dining Room	8'6" x 15'5"	
Utility Room	12' x 8'	
Bedroom	11'10" x 8 1/2'	Carpet, closet
Bedroom	9'4" x 11'10"	Carpet, closet
Bedroom	7'9" x 11'10"	Carpet, closet
Full Bath	13'8" x 7'	
Foundation	Slab	
Electric	100amp breaker	
Exterior	Brick, wood & vinyl siding	
Roof	Shingle	
Driveway	Concrete	
Heating	Natural gas forced air	
Cooling	None	
Water Heater	None, gas hookup	
Water/City	City	
Schools	Maumee	
Garage	16' x 22'	1 car detached
Shed	15 1/2' x 15 1/2'	2 Story



Estate of Yvonne M. Smith  
Lucas County Probate 2019 EST 1654  
Laurie Watson-Rotterdam, Admin.

**WHALEN** WHALEN  
REALTY & AUCTION, LTD.

Auctioneers: John & Jason Whalen,  
Mike Murry  
419-875-6317, 419-337-7653

[whalenauction.com](http://whalenauction.com)

**Terms:** \$3,000.00 down day of auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "AS IS", "where is" and Probate Court approval. No Buyer's Premium. Possession at closing. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.