

ONLINE ONLY REAL ESTATE AUCTION

5141 HALLGATE AVENUE, TOLEDO, OHIO 43612

BIDDING ENDS: THURSDAY, JUNE 10, 2021 at 12:00 pm



**GREAT LOCATION
IN WEST TOLEDO!**

PROPERTY FEATURES:

- Brick Home
- 2 Car Detached Garage
- Private Yard
- Full Basement
- Laundry Room in Basement
- Finished Dormer with Storage
- Concrete Driveway
- Public Utilities
- Gas Forced Air / Central Air

Online Estate Auction! All brick West Toledo home with 3 bedrooms including large finished dormer with extra storage. Hardwood floors under carpet, large eat-in kitchen, full basement, 2 car detached garage with concrete driveway, and private rear yard. Home needs some fix up work which means instant equity! Ideal fix and flip for this location! Property being sold to settle the Estate of Mary L. Berkey, Lucas County Probate #2021EST000391.

PROPERTY INFORMATION:

Living Room 12 x 15	Bedroom #3 24 x 9	Foundation Full Basement	Half Year Taxes.... \$570.79
Eat-In Kitchen 15 x 11	Lot Size 42 x 110	School System..... Toledo Public	Homestead \$298.36
Master Bed 13 x 11	No. of Baths 1 Full	Elementary Whittier	TD Parcel No. 09-81534
Bedroom #2 10 x 10	Square Feet 1,275+/-	High School..... Start	



OPEN HOUSE: Monday, June 7, 2021 from 4:00 pm - 5:00 pm.

DIRECTIONS: Off Laskey, west of Lewis.

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$3,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **30 Days** after acceptance.

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 Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Earnest Money Deposit Agreement.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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