

ONLINE ONLY REAL ESTATE AUCTION

1800 HAYES AVENUE, FREMONT, OHIO 43420

BIDDING ENDS: WEDNESDAY, JUNE 23, 2021 at 12:00 pm



**BEING SOLD TO
SETTLE FAMILY TRUST**

PROPERTY FEATURES:

- 4 Bedrooms
- All Appliances
- Treed Corner Lot
- Central Air
- Laundry in Basement
- Enclosed / Heated Breezeway

Gaming Equipment, Neon Signs, Collectibles, Household Furnishings - Online Auction

Bidding Ends: Tuesday, June 22, 2021 at 10:00 am. Online Auction! Dentist Chairs, Pinball Machine, Pool Table, Roulette, Poker Table, Neon Signs, Beer Signs, Furniture, Jim Beam, Tools, Collectibles, and More.

PREVIEW from 11:00 am to 1:00 pm on Friday, June 18, 2021.

Online Trust Auction! First time offered. Being sold to settle the Machin Family Trust. Charming 2 story home with 4 bedrooms, 1.5 baths, full basement, and an attached 2 car garage. Put you decorating touches to work.

PROPERTY INFORMATION:

Living Room 22 x 14	Bedroom #2 13 x 11	No. of Baths 1 Full / 1 Half	Half Year Taxes \$575.00
Dining Room 12 x 11	Bedroom #3 13 x 11	Foundation Basement	Homestead \$177.40 (Half Year)
Kitchen 12 x 8	Bedroom #4 13 x 10	Square Feet 1,967+/-	Parcel No 34-50-00-5119-0
Family Room 21 x 10	Den 9 x 8	School System Fremont	
Master Bed 21 x 10	Lot Size 50 x 138	County Sandusky	



OPEN HOUSE: Friday, June 18, 2021 from 11:00 am - 1:00 pm.

DIRECTIONS: Route 6 to east on Hayes Avenue, on the corner of South Granville Boulevard and Hayes Avenue.

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 **\$5,000 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 **\$5,000**. 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 **Friday, July 30, 2021**.

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
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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