



# ONLINE ONLY ESTATE AUCTION

6107 KATHERINE AVENUE, TOLEDO, OHIO 43613 • BIDDING ENDS: TUESDAY, JUNE 2, 2020 AT 12:00 PM

Estate Auction! Meticulous one story brick ranch with open kitchen and dining area. Hardwood floors can be found under the carpet. Full basement with large family room plus giant utility room with extra shower could easily be made into 3rd bathroom. Lower level bonus room used as workshop / craft room.

Dream enclosed patio overlooking rear yard. Attached garage with attic plus extra garage / workshop in rear yard. This is a find. Easy affordable living in sought after location. Property being sold to settle the Estate of Audrey Miller, Lucas County Probate #2020EST000626.



### OPEN HOUSE:

Saturday, May 31, 2020 from 12 pm - 1:30 pm

### Room Dimensions

Living Room	15 x 17
Dining Room	11 x 9
Kitchen	11 x 10
Family Room	13 x 39
Master Bedroom	11 x 10
Bedroom #2	10 x 11
Bedroom #3	11 x 10
Utility Room	13 x 19
Enclosed Porch	13 x 12

### Property Details

Lot Size	45x130x127
No. of Bathrooms	1 Full / 1 Half
Foundation	Full Basement
Square Feet	1,148+/-
School System	Washington
Elementary	Meadowvale
High School	Whitmer

### Parcel / Tax Information

Half Year Taxes	\$1,169.67
Homestead	\$334.30
TD Parcel No.	23-18114

### Directions

Alexis to Meadowvale to Katherine

**TERMS AND CONDITIONS:** **AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) | Online Auctions | Online Real Estate | Log In / Registration 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 [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) 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 **\$3,000 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 **\$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 **35 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 Lincoln Title; 105 Lincoln, Swanton, Ohio 43558; Julie Gorrell; 419-826-0055; [mcquades@mcquadelaw.net](mailto:mcquades@mcquadelaw.net).

**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](http://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.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)



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

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224  
Toll Free: 877-462-7673

STAY UP-TO-DATE ON SOCIAL MEDIA!



©2020  
Pamela  
Rose  
Auction  
Company, LLC