

Two Houses Sold Separately PUBLIC AUCTION

Directions: Just west of Interstate 280 on E Union to
N. on Dixon to Breckman, west.

Thursday August 5, 5:00 PM
208 & 211 Breckman St, Walbridge, OH 43465



Estate of Steven J. Blanton
Wood Co. Probate 2021-1196
Vickie Rapp, Admin

Get prepared! These project homes with great potential will be offered at public auction and will include all personal property now inside home (it stays with house).

208 Breckman: 3 tax parcels #H31-712-040313010000 -1100-9000 year tax \$2423.48 all back taxes paid by seller at close. Built 1950, 3 bedroom, 2 bath, 1413 sq ft, 2 car attached garage Lot size 150 x 152

Brick and wood trim partial crawl and slab, asphalt shingle roof
Gas forced air heat, 100 amp electric service, 45 gallon hot water tank

Sold As Is, floor joist reconstruction needed in crawl area (Great Potential). Total Rehab.

WHALEN REALTY & AUCTION, LTD.
Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653 www.whalenauction.com

Information herein deemed reliable but not guaranteed

Terms: \$2,000 down each property the day of the 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". No Buyer's Premium. Possession at closing. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials. Selling subject to probate court approval. Everything in the house stays with the house.

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211 Breckman: 2 tax parcels H31-712-040314020000 -19000
Year tax \$1085.18 all back taxes paid by seller at close
Built 1957, 864 sq ft, 3 bedroom, 1 bath, full block basement **as is**.
Brick and vinyl trim, asphalt shingle roof, concrete drive,
Lot size 60 x 159

AUCTIONEER'S NOTE: These homes are in need of repair to be lived in; however, both have good bones to work with and curb appeal, Total Rehab.

WHALEN WHALEN
REALTY & AUCTION, LTD.
PO Box 550
Neapolis, OH 43547

Open for inspection Monday July 26; 5 – 6:30 pm or shown
by appointment, call auctioneer.

AUCTIONEERS



**John
Whalen**



**Michael
Murry**



**Jason
Whalen**

419.875.6317 419.337.7653

See whalenauction.com For Upcoming Auctions!