

## PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, October 28, 2017

Time: 10:00 A.M. (Personal Property) ~ 12:00 Noon (Real Estate)

Real Estate being sold is 158 E. Union Street, Circleville, Ohio 43113

**NOTE:** Auction will be held at 2489 N. Court Street (Knights Of Columbus Bldg.), Circleville, Ohio.

Real Estate (Parcel No. A0520540003100) and Personal Property are being sold to settle the Estate of Charles T. Carle Jr., Pickaway County Probate Case No. 2017PB000299EA.



**Description of Real Estate:** Parcel No. A0520540003100; Legal Description: 50 FT W END 4 FT LOTS 589, 590; Zoned Residential (R-Single Family); City of Circleville, Yamarick Township, in Pickaway County, Ohio. Lot Size is 50 x 66; improved with a 2-Story dwelling constructed in 1925, & containing approx. 1438 sq. ft. (per Pickaway County Auditor); with 7 rooms, 3 Bedrooms, 2 Baths, with a Partial Basement. Home has Gas Heat, with Central Air. Other improvements include a 14' x 25' Framed Detached Garage constructed in 1950. Taxes are \$1,175.50 per year.

### Open House Dates:

Sunday, October 8, 2017; 2-4:00 PM

Sunday, October 15, 2017; 2-4:00 PM

Sunday, October 22, 2017; 2-4:00 PM

Real Estate may be viewed prior to the Auction Date by contacting Terryl A. Queen, Auctioneer/Realtor, for a private showing.

**Auctioneer's Note:** A well-constructed 2-Story Home close to Downtown Circleville. Home is dated throughout; Good Investment or Rental Property.

**Terms of Sale (Real Estate):** The Real Estate sells Absolute. A \$4,000.00 Non-Refundable Deposit will be required by the Buyer day of sale, & the Balance of the purchase price will be due in full on or before November 28, 2017. **No Contingencies Accepted.** Title will pass by Executor's Deed with no further evidence of Title being provided by the Estate. Taxes will be prorated through date of closing, with possession being at closing. The Real Estate is being sold in, as-is condition in all respects with no warranties written, expressed or implied. All Buyers will have the right to have the structure & mechanics professionally inspected & to complete any environmental studies they might desire including but not limited to lead base paint. Any & all inspections must be completed prior to sale date & will be at the Buyer's expense. No Co-Op Fees being paid by Terryl A. Queen, Auctioneer/Realtor, and/or Ohio Real Estate Auctions. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

**PERSONAL PROPERTY:** (Sale begins at 10:00 A.M.) [ Chattels & Terms to be published at a later date. ]

Executor for the Estate: Mr. Jack Carle

Attorney for the Estate: Mr. Thomas F. Tootle, Attorney At Law

180 W. Franklin Street, Circleville, Ohio 43113

740-474-6021



### Sale Conducted By:

Terryl A. Queen, Auctioneer/Realtor  
Associate of Ohio Real Estate Auctions, LLC

Mr. Barry Baker, Broker

Call: 740-969-2983 or 740-412-3608 (Cell)

Email: [taqueenauctions@aol.com](mailto:taqueenauctions@aol.com)

Auctioneer is licensed by Department of Agriculture and bonded in favor of State of Ohio Recovery Fund. Statements made day of sale take precedence over written. View ad & photos at [www.auctionzip.com](http://www.auctionzip.com) (Auctioneer ID # 10471) and/or [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com).