



Tuesday, October 25<sup>th</sup> @ 11:30am

Auction held off-site at:

Hampton Inn & Suites

7043 Miller Lane, Dayton, Ohio

(Lot 5 of Multi-Property Auction)

**2421 Mundale Avenue, Dayton, OH 45420**

**Absolute Auction! No Minimum & No Reserve!**

**Internet  
Bidding  
Available**



**Description:** 2BR, 1Ba Bungalow comprising 875 Total Sq. Ft. built in 1927 with detached garage. Tax Appraised at \$48,390. Sells to the highest bidder regardless of price!

**Inspection:** Monday, October 24<sup>th</sup> 10:00am – 10:30am

**Montgomery County PID:** R72 14610 0040    **Annual Taxes:** \$1,432.25

**Terms: Sells to the highest bidder regardless of price with No Minimum & No Reserve!**

**ADDITIONAL TERMS:** 1) As-Is; 2) No contingencies for financing or inspection; 3) 10% Buyer premium in effect; 4) Short tax proration; 5) Buyer pays all closing costs; 6) Warranty deed at closing with no liens or encumbrances.

**Deposit and Closing:** Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close on or before November 18, 2016.

**Realtor Participation:** Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing. **NOTE:** If bidding online, you must register your client with auctioneer prior to client's online registration.

**Tim Lile, CAI – Auctioneer; (937)689-1846; timlileauctioneer@gmail.com**

**www.OhioRealEstateAuctions.com**

**Disclaimer:** Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.