



Absolute Real Estate Auction
Thursday, November 17th @ 11:30am
To Settle the Estate of Elvira Mueret
Montgomery County Probate # 2016EST01351
Kathy Mueret - Executrix
Auction held on-site at:

2740 Ridge Avenue, Dayton, OH 45414

ABSOLUTE! NO MINIMUM & NO RESERVE!



Description: 1,400 SF Single-Family-Home with 3BR, 1.5 Baths and 1 car attached garage; oak hardwood floors throughout; wormhole cypress paneling in the living room and loads of knotty pine elsewhere. Fireplaces on main level and basement. All situated on .358 acre lot located across the street from Boonshoft Museum of Discovery. Tax appraised at \$66,460 ~ Sells absolutely to the highest bidder regardless of price with NO MINIMUM & NO RESERVE!

Inspections: Saturday, November 12th 10:00am to 11:00am
30 Minutes prior to auction

Montgomery County PID: R72 15605 0011 **Annual Taxes:** \$1,209.05

Terms: Sells as-is to the highest bidder regardless of price! No contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. 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 within 30 days of Auction.

Realtor Participation: Commission available to 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; 3) Guide buyer to closing.

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Ohio Real Estate Auctions, LLC

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