

PUBLIC AUCTION OF REAL ESTATE

Date: Tuesday, October 1, 2019

Time: 6:00 P.M. (Real Estate)

Location: 668 Lincoln Ave., Lancaster, Ohio 43130

Being Sold to settle the Estate of Donna Lou Ruble, Fairfield County Probate Case No. 20190220.



Description of Real Estate: (3-Parcel Sale)

FIRST PARCEL: Parcel No. 0536097000; Legal Description: LEWIS C MITHOFF 2ND ADD BLOCK 1 LOT 2; Zoned Residential (R-Single Family); City of Lancaster, in Fairfield County, Ohio. Lot Size is 50 x 150; improved with a 1-Story Modular Style dwelling constructed in 1983, & containing approx. 1104 sq. ft. (per Fairfield County Auditor); with 6 rooms, 3 Bedrooms & 1.5 Baths, all situated on a Crawl Space. Home has Electric Heat, with Central Air. Other improvements are a 24' x 30' Framed Detached Garage constructed in 1984. Taxes are \$1,126.46 per year.

SECOND PARCEL: Parcel No. 0536096900; Legal Description: LEWIS C MITHOFFS 2ND ADD BLOCK 1 LOT 1; Zoned Residential (R-Single Family); City of Lancaster, in Fairfield County, Ohio. Lot Size is 50 x 150; with No Improvements. Taxes are \$292.18 per year.

THIRD PARCEL: Parcel No. 0536097100; Legal Description: LEWIS C MITHOFF 2ND ADD BLOCK 1 LOT 3; Zoned Residential (R-Single Family); City of Lancaster, in Fairfield County, Ohio. Lot Size is 50 x 150; with No Improvements. Taxes are \$292.18 per year.

Combined Yearly Taxes for all Three Parcels is \$1,710.82 per year.

Open House Dates:

Sun., Sept. 8th @ 1-3:00 PM

Sun., Sept. 15th @ 1-3:00 PM

Real Estate may be viewed prior to Auction date by contacting Terryl A. Queen, Auctioneer/Realtor, for a Private Viewing, or by attending one of the scheduled Open House Dates listed above.

Auctioneer's Note: Nice Large Corner Lot of Three (3) Parcels located at edge of Lancaster. Concrete Drive with Nice Size Detached Garage. Great Investment Home.

Terms of Sale (Real Estate): The Real Estate is being offered with a Minimum Bid of \$85,000.00. A \$3,000.00 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 1, 2019. **No Contingencies Accepted.** Title will pass by Executors Deed with Release of Dower, with no further evidence of Title being provided by the Estate. Taxes will be prorated through date of closing, with possession being at closing. 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(s) & 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 at the Buyer's expense. No Co-Op Fees being paid by Terryl A. Queen, Auctioneer/Realtor, and/or Ohio Real Estate Auctions LLC. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

Executor for the Estate: Rachelle L. Ruble

Attorney for the Estate: Elizabeth S. Schmitz, Attorney At Law

1900 Polaris Parkway, Columbus, Ohio 43240

614-785-4980



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