

PUBLIC AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Date: Saturday, April 11, 2015

Time: 10:30 A.M. (Personal Property)

12:00 Noon (Real Estate)

Location: 343 E. Franklin St., Circleville, Ohio 43113



Description of Real Estate: Parcel No. A0520520000300; Legal Description: 6 FT W SIDE EX 33 FT LOTS 424, 424; Yamarick Township, located in the City of Circleville in Pickaway County, Ohio; Zoned Residential, R-Single Family. Lot Size 33 x 145; improved with a 2-Story Style dwelling constructed in 1900, & containing approx. 1728 sq. ft. (per Pickaway County Auditor). Dwelling consists of 7 rooms; 3 Bedrooms, 1 Full Bath, & a Partial Basement. Home is heated by a new Gas Furnace. Other improvements include a 24' x 26' Detached Garage constructed in 1940. Taxes are \$1,209.82 per year based on a county valuation of \$70,490.00.

Open House Dates:

Thurs., March 26th @ 5-7:00 PM

Thurs., April 2nd @ 5-7:00 PM

Home may be viewed during the day on Friday (April 10th) prior to Auction, or you may contact Auctioneer for a private showing.

Auctioneer's Note: Very well-kept home being in the Hawkes family for decades. New Gas Furnace. Nice size Rooms. Makes a great Starter Home or Investment/Rental.

Terms of Sale (Real Estate): Home will be offered at Public Auction with a Minimum Bid of \$54,500.00, which is needed to satisfy Medicaid qualifications. A \$3,000.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before May 12th, 2015. **No Contingencies Accepted.** Title will pass by General Warranty Deed signed by the Power of Attorney with no further evidence of Title being provided by the Seller. Taxes will be pro-rated through date of closing, and possession will be 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 Ohio Real Estate Auctions. Any Buyer's wishing to have Buyer/Broker Representation must pay their Buyer/Broker Fees.

PERSONAL PROPERTY: (Sale begins at 10:30 am) [[Chattels & Terms to be published at a later date.](#)]

Power of Attorney for Ms. Phyllis A. Hawkes:

Mr. Ronald Hawkes

Attorney for the Seller:

Mr. Gary D. Kenworthy

Attorney At Law

443 N. Court Street

Circleville, Ohio 43113

740/477-2536



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 (Mobile)

Email: taqueenauctions@aol.com

Auctioneer is licensed by Department of Agriculture and bonded in favor of State of Ohio Recovery Fund. View ad & photos at www.auctionzip.com (Auctioneer ID # 10471) and/or www.OhioRealEstateAuctions.com.