

# REAL ESTATE AUCTION

**ABSOLUTE (NO RESERVES)**

**MONDAY DEC. 3<sup>RD</sup> 3:00 P.M.**

**1854 WESLEYAN RD.  
DAYTON, OHIO 45406**

( Take Salem Ave. To West On Cornell to Rt. On Wesleyan Rd.)

INSPECTION DATE MONDAY NOV. 19<sup>TH</sup> 1-2:00 P.M.

Red Brick Cape Code 3 Bedrooms, 1 Bath, Full Basement, 1 ½ Car Dettached Garage, W.B.F.P., Fenced Back Yard, New Roof in 2003, Kitchen Updated in 2003, Bathroom Updated in 2006, Copper Plumbing, New Built in Dishwasher 2007, New Driveway 2002, Hard Wood Floors, W/ Little Cleaning & Paint Ready To Move In!!

**TERMS: This Home Is Being Sold At ABSOLUTE AUCTION, (NO RESERVES) With No Buyer Contingencies, In As Is Condition. Buyers Shall Rely On Their Own Information, Inspections And Judgement. Buyers Are Urged To Consult Your Bankers & Inspectors To Be Able To Bid Confidently And Successfully. Seller Guarantees Clear Marketable Title Upon Closing. 10% DOWN DAY OF SALE W/ BALANCE DUE AT CLOSING BY JAN. 3, 2008. 10% BUYERS PREMIUM APPLIES! FOR INSPECTION CALL JOE FLATTER, JR. REALTOR /AUCTIONEER. YOU WON'T WANT TO MISS THIS GREAT OPPORTUNITY!! Realtors Welcome Log on to [www.ohiorealestateauctions.com](http://www.ohiorealestateauctions.com) for registration Requirements.**

LOG ONTO [www.flatterauctions.com](http://www.flatterauctions.com) FOR PHOTOS!

**BRUCE & JUDITH ESPEDAL OWNERS  
JOE FLATTER, JR. REALTOR/AUCTIONEER  
OHIO REAL ESTATE AUCTIONS, LLC**

[www.flatterauctions.com](http://www.flatterauctions.com) OR [www.ohiorealestateauctions.com](http://www.ohiorealestateauctions.com)

**JOE FLATTER AUCTION CO.**

**COMPLETE PROFESSIONAL SERVICE**

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