

# REAL ESTATE AUCTION

MONDAY AUG. 30<sup>TH</sup> 6:00 PM

1584 SOUTHLAWN DR.  
FAIRBORN, OHIO 45324

( TAKE I-675 TO Exit 20 Turn West On Dayton –Yellow Springs Rd.To Right On Southlawn Dr.)

OPEN HOUSE AUGUST 18<sup>TH</sup> 6- 7 P.M.

**Real Estate Description:** 3 Bedroom Brick Ranch, 2 Baths, Great Room, 2 Car Garage Attached, Central Air, Updates, Wood Burning Fireplace, Located on a Large Lot That Backs Up To Community Park.

**Auction Terms:** Property Sells As-Is With No Contingencies For Financing, Inspection Or Otherwise. Prospective Bidders Are Strongly Encouraged To Conduct All Desired Inspections And Arrange Financing Prior To Auction. 10% Buyers Premium Will Be Added To Final Bid To Establish Contract Sale Price. Buyer Pays All Closing Cost. Clean Title By General Warranty Deed At Closing. Property Sells By Confirmation Of Seller.

**Deposit & Closing:** 10% Down At The Close Of Bidding Process. Closing On Or Before October 14<sup>th</sup>.

## Personal Property Sells After Real Estate Sale:

Ethan Allen Dining Table & 4 Chairs; E. A. Maple China Cabinet; E. A. Maple Corner Cupboard; E. A. White Leather Sofa; Amana Large Cap. Washer Stainless Tub; Whirlpool Elect. Dryer Both Like New; Kelvinator Ref/Freezer; 2 Dbl Beds; Chest of Drawers; Harmony House Blonde Chest Of Drawers; Other Furniture. Small Kitchen Appl.; Pots & Pans; Fire King Bowls; Carnival Glass Fruit Bowl; Dishes; Books; Lamps; Vases; Microwave; Bread Maker; Stereo; Magnavox Console T.V.; Book Shelves; Clothes Rack; Area Rugs; Bar Stools; Werner 6' Step Ladder; 16' Alum. Ext. Ladder; Garden Tools; Elect. Edger; Wheel Barrow and Other Tools.

**Auctioneers Note:** This Is Not A Bankruptcy Or Foreclosure Sale. This Is Being Sold At Auction For A Motivated Seller. Seller Has Moved To Be Closer To Her Family. She Is The Original Owner.

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

Ordered Sold By:

MARY G. PURDY	OWNER
MICHAEL PURDY	P.O.A.
JOE FLATTER, JR.	AUCTIONEER
OHIO REAL ESTATE AUCTIONS LLC	

**JOE FLATTER AUCTION CO.**

**COMPLETE PROFESSIONAL SERVICE**

**407 N BROAD ST. FAIRBORN, OH 45324**

**937-878-3444**

**937-604-6403**