REAL ESTATE AUCTION

SATURDAY JAN. 12TH 1:00 P.M.

630 W. WHIPP RD.
DAYTON, OHIO 45449

(Take I-675 To North On Rt. 48 to West On Whipp Rd.)

OPEN HOUSE DEC. 30TH 1-2:00 P.M.

Brick Ranch 4 Bedrooms, 3 Baths, Full Walk Out Basement Partially Finished, 2 ½ Car Attached Garage, Gorgeous Cherry Fire Place Upstairs, Fireplace & Bar In Downstairs Family Room, High Basement Ceilings, Large Foyer, Kitchen, Dinette, Dining Room, Central Air, Large Yard, This Home Has Many Updates & Is Ready To Move In!!!

TERMS: This Home Is Being Sold At Public Auction With A Starting Bid Of Only $135,000. 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 Feb. 12, 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 for registration Requirements.

LOG ONTO www.flatterauctions.com FOR PHOTOS!

RINH T SNIHUR OWNER
JOE FLATTER, JR. REALTOR/AUCTIONEER
OHIO REAL ESTATE AUCTIONS, LLC
www.flatterauctions.com **or** www.ohiorealestateauctions.com

JOE FLATTER AUCTION CO.
COMPLETE PROFESSIONAL SERVICE
407 N BROAD ST. FAIRBORN, OH 45324
937-878-3444 937-604-6403