

# ABSOLUTE REAL ESTATE AUCTION

MONDAY MAY 11<sup>TH</sup> 6:00 PM

139 HOWER LANE  
FAIRBORN, OHIO 45324

( Take I-675 To West On St Rt 235 (Exit 22) To Right on Fairfield Yellow Springs Rd. Immediately  
Turn Left on Hower Lane Located behind Patricks Honda)

OPEN HOUSE APRIL 20<sup>TH</sup> 6-7:00 P.M.

1 ½ Story 2 bedroom, 1 Bath, Kitchen, Utility Room, 1 Car Attached Garage , Basement, Fenced  
Rear Yard, Fireplace, Great Investment Home!!! Don't Miss The Open House!!

**TERMS:** This Home Is Being Sold ABSOLUTE (sells to the Highest Bidder Regardless of Price) At  
Public Auction. 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 JUNE 10, 2008. 10%  
BUYERS PREMIUM APPLIES! FOR INSPECTION CALL JOE FLATTER, JR. REALTOR  
/AUCTIONEER. YOU WON'T WANT TO MISS THIS GREAT OPPORTUNITY!!

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LAWRENCE WAYNE MALONE                      OWNER  
JOE FLATTER, JR.                      REALTOR/AUCTIONEER  
OHIO REAL ESTATE AUCTIONS, LLC

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**COMPLETE PROFESSIONAL SERVICE**

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