ABSOLUTE

REAL ESTATE AUCTION

MONDAY AUGUST 31ST 6:00 PM

305 E. WHITTIER AVE
FAIRBORN, OHIO 45324

(Take I-675 To Exit 22 (St. Rt. 235) Turn W. To N. On N. Maple Ave To E. On Whittier 2 Blocks From Baker Middle School)

REAL ESTATE SELLS AT 6:00 PM

OPEN HOUSE AUG. 12TH 6-7:00 P.M.

3 Bedroom Brick Ranch, 2 Bath, Attached 2 Car Garage, Privacy Patio, Cathedral Ceilings, Kitchen w/ Built in Double Ovens and Dish Washer, Living Room w/ Wood Burning Fireplace, Great Room, Central Air, Gas Furnace on a Corner Lot at Whittier and Winston Dr.

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 SEPT. 30, 2009. 10% BUYERS PREMIUM APPLIES! FOR INSPECTION CALL JOE FLATTER, JR. REALTOR /AUCTIONEER. YOU WON'T WANT TO MISS THIS GREAT OPPORTUNITY!!

REGISTRATION: Requires A Cashiers Check Made Payable To Ohio Real Estate Auctions For $5,000.00 Prior To The Start Of The Auction.

AUCTIONEERS NOTE: THIS IS NOT A FORECLOSURE OR BANKRUPTCY SALE. SELLER IS SELLING THIS HOME AND DONATING THE PROCEEDS TO THE JOE AND SONIA MARTIN SCHOLARSHIP FUND FOR FAIRBORN CITY SCHOOLS C/O GREEN GIVING.

Realtors Welcome Log on to www.ohiorealestateauctions.com for Registration Requirements.

LOG ONTO www.flatterauctions.com FOR PHOTOS!

SONIA S. MARTIN 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
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