

# AUCTION

**Friday, March 27, 2020 at 6:00 P.M.**

**Located at 304 E. Washington Street, Sabina, Ohio (SR 22 & 3).**

***Auction will be held on the premises.***



This 1½ story home is located in the village of Sabina. The home has 7 rooms, including a living room, dining room, kitchen, 3 bedrooms (could have a 4<sup>th</sup> if needed) and full bath, basement, gas furnace. There is a 2 car 32x24 detached garage at the rear of the property that can be accessed from a rear alley. There is also a black top driveway beside the home. This home is a great starter home or rental which is located on a 50x150 lot.



**TERMS:** Real Estate has been appraised for \$50,000 and must sell for not less than 80% or \$40,000. The successful purchaser will be required to have 10% of the total purchase price the day of the auction. The balance is due on delivery of the deed on or about May 1, 2020. Possession will be given day of closing. The sellers offer this property "as-is" with no warranties expressed or implied. Lead base paint test to be conducted prior to the auction any potential buyers with successful purchasers to waive post sale inspection. Real Estate taxes are \$497.32 per half. Auction Company and Real Estate Companies represent the seller. Announcements made day of auction take precedence over all written materials.

**OPEN HOUSE: Sundays March 15 & 22 from 1:00-2:00 p.m.**

**Estate of Thomas L. Sheley**

**Noel Bean-William Bean, Administrators**

**Clinton Co. Probate No. 20191044 Peelle Law Office, Atty. For the Estate**

**Rick WILLIAMS**  
**Auction Company, LLC**



(937) 393-9447 • 7783 St. Rt. 138 • Hillsboro, Ohio 45133  
[www.rickwilliamsauctionco.com](http://www.rickwilliamsauctionco.com)

**Classic**  
**Real Estate Company**



123 West Main St. Hillsboro, Ohio 45133