

REAL ESTATE and PERSONAL PROPERTY AUCTION

10:00 AM SATURDAY OCTOBER 22, 2022

MLS #1752661 4095 Dela Palma Road Williamsburg. Ohio 45176

Real Estate offered at 12 Noon

Pre-Approval letter is required for bidding on property



MLS#1752661 Historical home on a beautiful setting of 14.17 acres in Williamsburg Township. 2 story house. 3 large bedrooms. 1 1/2 baths. Lots of road frontage, also frontage on the Little Miami River. House needs updating.

Fancy hall tree. Trunk marked Phil.PA. Cream separator. older upholstered chairs. piano. school desk. Methodist church pew. wicker lamp. china closet with matching server. serving tray holders. punch bowl. drop leaf table on rollers. cherry dry sink marked Homer. In 1971 Sampler. ladderback chairs. china cabinet. tea cart. table w/4 chairs. Barq's box. dressing table. Victrola w/records(works). secretary. fern stand marble top. wooden chairs. cherry drop leaf table. cherry chair and foot stool. twin beds. chest. dresser. cedar wardrobe. tall dressing chest. cane bottom rocker. queen bed with 2 nightstands. older wardrobe. vanity w/beveled edge oval mirror. 4 twin beds. hi-boy chest. dresser. wingback chair. Duncan Phyfe table. wooden round cheese box. cruet set. paper weights. 2 matching Aladdin lamps. Flo Blue pieces. fluted hobnail pink. Noritake pcs. wash bowl & pitcher. oil lamps. sterling silver pieces. silver on copper. pressed glass plates. Commemorative plates. Lennox tea pot w/butterfly. egg plates. meat platters. misc pictures such as Ray Harn. John Ruthven. linens and tablecloths. floor lamp. table lamps. poker chip stand. Lufkin's The Oil Gauge 50' steel tape. crock jugs. various baskets. hickory handle basket. various canes. alligator purse. various colors women's dress gloves. children's rocker barrel back. child's sled. inlaid copper pieces. 2 older porcelain dolls. Misc nick-nacks. cook wear. ironston. sythe. And more!!



DISCLAIMER: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied. subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any home built before 1978, does fall under the Lead Base Paint Law. Any/all inspections will be at Potential Buyer's Expense. **REAL ESTATE TERMS:** Come prepared with pre-arranged financing. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the Auctioneer, owner or agents. Auctioneer and Real Estate Company are working for the seller only. Property sells with Owner Confirmation. All decisions of the auctioneer are final. United Real Estate Home Connections Purchase Contract will be written immediately following the final bid. **DEPOSIT** required day of the auction for property purchased: \$10,000.00 (**NON-REFUNDABLE**). Certified/Cashier check (payable to Buyer), to be deposited in escrow account of Mike Brown & Associates, LLC. Closing for property will be on or before December 6, 2022. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing.

1% CO-OP to licensed Real Estate agent registering successful Buyer on Auction Company form and form received by auction company no later than 48 hours prior to Auction (Absolutely no later than 10AM October 20, 2022 to qualify for co-op with no exceptions. Be sure to submit your forms early to secure your buyer information.

Email to Mike@mikebrownauctioneer.com. Call Mike for confirmation of email.

PERSONAL PROPERTY TERMS: All sold "as is, where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D. Announcements made auction day take precedence over any previous notification. Not responsible for accidents or loss of property. ID required register for buyer's number.

Angela's Curbside Cuisine will be onsite.

Owner— The James F. Truske SR and Marian C. Truske Living Trust
Exec-Sharon Benjamin David Carter, Attorney

Mike Brown & Associates LLC. AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent with United Real Estate Home Connections

www.MikeBrownAuctioneer.com



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