

# ABSOLUTE REAL ESTATE AUCTION

MONDAY JULY 27<sup>TH</sup> 10:00 AM

2830 LINDALE AVE  
DAYTON, OHIO 45414

( In The Deweese Ridgcrest Area Take I-75 To Exit 15 Turn West On Needmore Rd. To South On North Dixie To West On E. Siebenthaler Ave. To South On Lindale)

## REAL ESTATE SELLS AT 1:00 PM

3 Bedroom Brick Ranch w/ Finished Basement, 2 Car Garage, 1 ½ Bath w/ Separate Shower, Four Season Room w/ Hooded Grill, Screened Patio Overlooking Wooded Lot, Central Air Plus Whole House Fan, Outdoor Patio w/ Stone Barbeque Pit. Must See To Appreciate This Home.

**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 AUGUST 26, 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 \$7,500.00 Prior To The Start Of The Auction.

**AUCTIONEERS NOTE:** THIS IS NOT A FORECLOSURE OR BANKRUPTCY SALE. SELLERS ARE SELLING THEIR HOME AND CONTENTS AND BUYING A RETIREMENT HOME IN FLORIDA.

Realtors Welcome Log on to [www.ohiorealestateauctions.com](http://www.ohiorealestateauctions.com) for Registration Requirements.

1983 Honda GL6501 Classic Silver Wing w/ Fairing & Saddle Bags & Trunk 18,086 Miles.

Dining Table w/ 6 Cane Back Chairs & China Cabinet; Walnut China Cabinet; Oak Curved Glass China Cabinet; Hitachi 55" HD Digital Flat Screen TV; HD Magnovox VCR; Emerson DVD Player; RCA 27" Tru Flat; Suede Leather Reclining Sofa & Matching Recliner; White Formal Sofa & Matching Fainting Sofa; Broyhill Premier Queen Size Bedroom Suit w/ Dresser & Mirror, Chest & 2 N.S.; Queen Size Bedroom Suit w/ Dresser, Mirror, Armoire & N.S.; Twin Bed; Vanity Dresser; Lane Cedar Chest; Curio Cabinet; Platform Rocker; Glass Top Tables; Oak Bar Stools; 12 pc Patio Set; Ice Cream Table & Chairs; Whirlpool Side By Side w/ Ice & Water Dispenser; Whirlpool Apt. Freezer; HD Washer & Electric Dryer; Office Furniture; Sentry Safe; Entertainment Ctr; Lots of Other Furniture Items.

**GLASSWARE & COLLECTIBLES:** Green Dep. Glass; Crystal; Pitchers; Tea Set; Marlborough Grindley China Set; Unmark Old Egg Shell China Set; Crock Mixing Bowl Set; Salters; ShowTime Knife Set; Cooking Utensils; Oriental Vases; Seth Thomas Mantle Clock; Rastal German Beer Steins; Marine Band Harmonica; Lighted Pabst Blue Ribbon Sign; Bengal Budweiser Beer Posters; Who Dey Beer Cans; and Many Other Collectible & House Hold Items.

**GUNS NOT KEPT ON PREMISES:** Winchester Mdl 1300 NWT Engraved 12 ga pump; Winchester 1300 Featherweight 12 ga Pump; Mossberg 308 Mdl 800A Rifle w/ Scope; 2- Romania AK47's Semi Auto; Ruger 10 22 cal. Rifle; Thompson Center Inline 50 Cal. W/ Scope; Navy 44 Cap & Ball Repo w/ Bullet Case; H&R mdl 939 22 cal sq Barrel Hand Gun; Rohm 38 Special; WinField 22 Hand Gun; 9 mm Hand Gun; 2 - 50<sup>th</sup> anv. Red Ryder BB Guns in The Box; Larg Rigid Stag Handle Knife w/ Sheath; Lots of Fishing Tackle; Rods & Reels; Speedway Series Grinder; Shop Vac; Bench Vise; Werner Alum Folding Ladder; Gas Blower; Echo EG 550 Generator; Brinkman Smoker; Cobra Golf Set & Other Clubs; Coins and many Other Items.

LOG ONTO [www.flatterauctions.com](http://www.flatterauctions.com) FOR PHOTOS!

Terms for Personal Property – Cash (Checks w/ proper ID) MC & Visa 3% Fee Lunch

ALLEN & O. MAXINE CHRISTY OWNERS  
JOE FLATTER, JR. REALTOR/AUCTIONEER  
OHIO REAL ESTATE AUCTIONS, LLC

[www.flatterauctions.com](http://www.flatterauctions.com) OR [www.ohiorealestateauctions.com](http://www.ohiorealestateauctions.com)

**JOE FLATTER AUCTION CO.**

COMPLETE PROFESSIONAL SERVICE

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