

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



**The Trust Estate of Henry J. Lanzer
Absolute Investment Auction**

**518-520 E. 3rd St. – Dover, OH
309-311 Poplar St. – Dover, OH
303 E. 3rd St. – Dover, OH**

(E. 3rd St. between Police Station & East School)

Monday November 21, 2011 @ Noon

Real Estate #1: 518-520 E. 3rd St. – duplex – remodeled – well insulated – new windows – new furnace – hot water tank – tile – copper plumbing – elec. & wiring – central air – carpet – new water lines – separate utilities – half of duplex completely finished and had been renting for \$525 per month – other half is ready to be finished – Great income earner & winter project in one – Each unit is 2 bedrooms – corner lot – Tusc. Co. Parcel No. 15-02228-000.

Real Estate #2: 309-311 Poplar St. – duplex – newer furnace – plumbing – siding – windows – central air – blown in insulation – both sides are in need of completion – lot 75 X 50 will be split from parcel 15-02227-000 – Great rental area.

Real Estate #3: 303 E. 3rd St. – brick century home built in 1880 – had been duplexed – home in need of renovation – original woodwork – Grand home ready to be restored – Lot 50 X 123 will be split from parcel 15-02227-000.

Terms: 10% non refundable deposit down per property – balance due on delivery of deed. Sells at absolute auction to the highest bidder with no contingencies. Any required inspections must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. Contact Don R. Wallick Auctions @ 330-878-0075 or toll free @ 866-348-9446 or Pissocra Mathias Realty @ 330-364-7761 for more info. & appt. to view.

Selling Immediately following Real Estate

Building Materials: All the materials to finish the work or complete another project – brand new in box +/-50 cases of ceramic tile, surround tub, tub doors, range hood, insulated windows, countertop, mortar, grout, sub flooring, several bags of blown insulation, oak trim, 2 Frigidaire refrigerators, new elec. range, porcelain tile, Italian tile, tub insert, chimney liner, new rolls of carpet, A/C unit, drywall, brand new furnace (in box), rafters, receptacles, light fixtures, electrical plates, telephone cable, siding, A/C coil, floor jack.

Note: This auction is a stimulus package to the savvy investor – Come prepared to buy – Everything sells absolute to the highest bidder!

Terms: Cash, Check, Credit Card with proper ID auction day. 4% buyer's premium on all sales, 4% waived for cash or check. All items sold AS IS – Where IS. Once item leaves premises – No returns or refunds.

Check out our website @ www.wallickauctions.com for all our upcoming auctions!

Lunch Stand

Auction By Order Of: Richard D. Lanzer, Trustee

Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

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