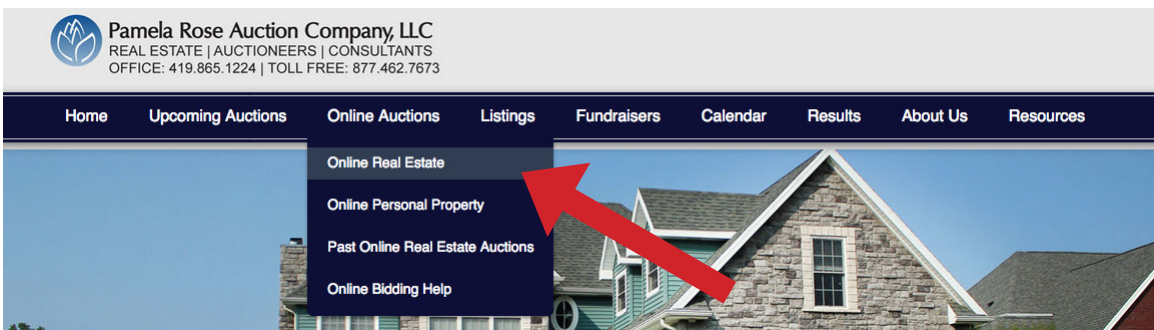




# BIDDING INSTRUCTIONS

## FOR ONLINE REAL ESTATE AUCTIONS

1. Go to [www.pamelaroseauction.com](http://www.pamelaroseauction.com) & hover your mouse over **Online Auctions** and then click **Online Real Estate**.



2. The list of online auctions available will appear. Click on the auction that you are interested in from the list of available online auctions.
  - A.) If you are new to our online real estate auctions click on the **Red SET UP PROFILE** button to fill out the registration form & read the terms and conditions of online bidding. *(Proceed to Section 3)*
  - B.) If you have previously participated in our online auctions before, then contact Toni Wood at 419-865-1224 or at [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) to be enabled to bid. *(Skip to Section 4)*

**SET UP PROFILE**



**If you already have a BID NUMBER, please contact Toni Wood at 419.865.1224 or [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) to be enabled to bid.**

Refresh    Select category    [See bottom of page to submit bids](#)



# BIDDING INSTRUCTIONS

## FOR ONLINE REAL ESTATE AUCTIONS

3. Fill out the registration form & read the terms and conditions of online bidding. Scroll down to the bottom of the page, and click on **“I HAVE READ AND ACCEPT THE TERMS OF THIS AUCTION”** check box, and then click **Submit Registration Form**.
  - A. Within 24 hours, you should receive an email for online bidder information, which will request proof of funds required for bidder approval. If you do not receive an email requesting online bidder information within 24 business hours, please contact Toni at 419-865-1224 or 877-462-7673. Our office is closed on the weekends and is open from 8:00am-5:00pm during the week.
  - B. Once you are APPROVED as a bidder, you will receive an email with your bidder number and notifying you that you are set to bid on your desired auction. Please keep record of you bidder number and password as you will use these for all of our online auctions.

**Pamela Rose Auction Co LLC**

[Return](#) - [Update bidder profile](#) - [Last bidder number/password](#)

**READ**

**\*\*Please make sure to write down or save your password and the bidder number assigned at the end of registration for this and all other auctions, as it is required to bid\*\***

**On-Site Bidders Terms and Conditions:**  
 TERMS: \$3,500 deposit down day of auction in the form of Cash, Cashier's Check, or approved Personal Check made payable to Greater Metropolitan Title. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check will be returned to him/her immediately after the auction. Closing within 30 days in accordance with Court Approval.

The remainder of the below noted terms also apply to the on-site bidders.

**Online Bidders Terms and Conditions:**  
**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) / Online Auctions / Real Estate will need to be completed. Next you'll receive an email indicating you must provide proof of funds from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by faxing the proof of funds to 419-865-6594 or emailing to [toni@pamelaroseauction.com](mailto:toni@pamelaroseauction.com) at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a \$3,500 earnest money deposit.  
**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title immediately following the auction, in the amount of \$3,500. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before 30 days in accordance with Court Approval.  
**TITLE:** A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karay Donley; 419-530-0001.  
**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, and the Property Disclosures.  
**BROKER PARTICIPATION:** Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.  
**BUYER'S PREMIUM:** Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.  
**AGENCY:** Auctioneer is a seller's agent.  
 website updates: Please refer to the website for updated information on occupancy, rents, or changes at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).  
**DISCLAIMER:** Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.  
**PREVIEW AND REGISTRATION:** begins at 3:00 pm day of auction.

**FILL OUT**

\*Desired password:  letters and numbers. **Remember this password, you will use this same password to bid on any future auctions once you are enabled to bid on those auctions**

\* Email:

\* Re-enter Email:

\* First name:

\* Last name:

Company:

\* Address:

\* City:

\* State:

\* Postal Code:

\* Work Phone:

\* Home Phone:

Cell Phone:

Fax:

Please fill out the fields below **only** if the shipping address is different than the billing address.

Ship To:

Shipping Address:

Shipping City:

Shipping State:

Shipping Zip:

By submitting this form you acknowledge that you have read, understand, and agree to the terms of the auction.

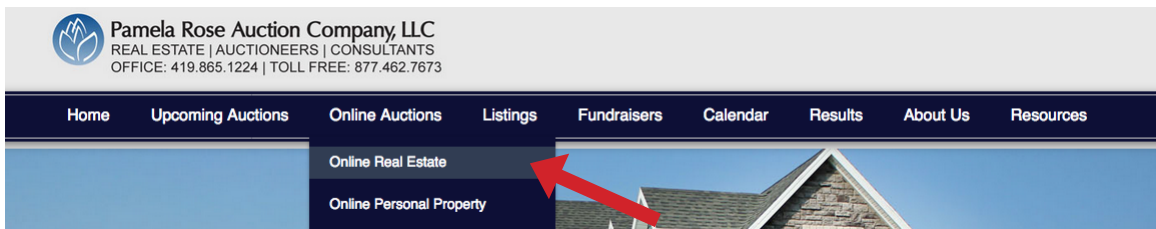
**I HAVE READ AND ACCEPT THE TERMS OF THIS AUCTION**



# BIDDING INSTRUCTIONS

## FOR ONLINE REAL ESTATE AUCTIONS

- Once your registration form is complete, click **Return**, to return back to our website's home page & hover your mouse over **Online Auctions** and then click **Online Real Estate**.



- The list of auctions will open and scroll down to your desired auction that you would like to place a bid on and click on **VIEW ALL ITEMS**. This will take you to the property's bidding platform.

### Court Ordered Auction in Northwood

**Date & Time:** January 11, 2017 4:00 pm EST


**Location:** 416 Rosedale Drive, Northwood, Ohio 43619.  
 Property is being offered onsite with live online bidding.

**Highlights:** Court Ordered Auction in Northwood – Minimum Bid \$23,333.33



**Categories:** [VIEW ALL ITEMS \(1\)](#)

- To view more photos click on the property's photo and click through the various photos that may be available. Other information is listed in the description & the buttons below, such as **Auction Brochure**, **Video**, **Map**, **Bidder Packet**, and any other documents that may go along with the property.

Item	Photo	Description	Bids	High Bidder	Current Amount	Next Bid Required	Your Bid	Your Maximum
416R		416 Rosedale Drive, Northwood, Ohio 43619 Wednesday, January 11, 2017 at 4:00 pm EST  Court Ordered Auction! Minimum Bid \$23,333.33 for this home with 3 beds, living room, large kitchen and eat in area, utility room, 2 car attached garage. Located in Northwood Schools, home needs some fix up, ideal for investor flip, rental, or owner occupant. Property being sold to settle the estate of Margaret Mapes, Wood County Probate # PE 20151319. Terms: \$3,500 down day of auction, balance in 30 days. Bid live or online!			23,333.33		<input type="text"/>	<input type="text"/>

[submit bid](#)

[Auction Brochure](#) [Photos](#)  
[Video](#) [Map](#)

*Additional Documents Available*  
[Bidder Packet](#)  
 Request A FREE Brochure [here](#)



# BIDDING INSTRUCTIONS


## FOR ONLINE REAL ESTATE AUCTIONS

- 7.) To enter a bid, click and type in your desired bid in the boxes to the right of the property information. After you type in your bid (or Max Bid), scroll to the bottom of the page and enter your Bidder Number & Password (See Section 3) and then click **Submit Bids**.
- A.) It is recommended that you enter a maximum bid that you are willing to pay, prior to final bidding, so that if you unexpectedly cannot bid, the online bidding system can automatically continue bidding on your behalf up to your limit.
  - B.) If the auction has multiple properties that you would like to place a bid on, type in each of your bids/max bids then scroll down to submit all the bids at once.

If you already have a BID NUMBER, please contact Toni Wood at 419.865.1224 or info@pamelaroseauction.com to be enabled to bid.

**Place Your Bid Now!**

Category: ALL (1 records) Court Ordered Auction in Northwood -  
January 11, 2017 4:00 pm EST

Item	Photo	Description	Bids	High Bidder	Current Amount	Next Bid Required	Your Bid	Your Maximum
416R		416 Rosedale Drive, Northwood, Ohio 43619 Wednesday, January 11, 2017 at 4:00 pm EST	1	1048	23,333.33	23,833.33	<input type="text"/>	<input type="text" value="submit bid"/>



Court Ordered Auction! Minimum Bid \$23,333.33 for this home with 3 beds, living room, large kitchen and eat in area, utility room, 2 car attached garage. Located in Northwood Schools, home needs some fix up, ideal for investor flip, rental, or owner occupant. Property being sold to settle the estate of Margaret Mapes, Wood County Probate # PE 20151319. Terms: \$3,500 down day of auction, balance in 30 days. Bid live or online!

*Additional Documents Available*  
  
 Request A **FREE Brochure** [here](#)

READ INSTRUCTIONS CAREFULLY  
 NUMBER 13 IS VERY IMPORTANT

Bidder number  Password    - [Increments](#)





# BIDDING INSTRUCTIONS

## FOR ONLINE REAL ESTATE AUCTIONS

8.) **IMPORTANT!** When you are watching an item during the final bidding, the page will NOT automatically refresh to display increasing bids. Refresh the page regularly to view incoming bids in real time. There is a refresh button above the bidding platform, near the red SET UP PROFILE button.



**Pamela Rose Auction Company, LLC**  
 REAL ESTATE | AUCTIONEERS | CONSULTANTS  
 OFFICE: 419.865.1224 | TOLL FREE: 877.462.7673

Home Upcoming Auctions ▼

Search in: This event ▾ Keywords:  Any of the words ▾ Go!

[Auctions Details](#) - [Online Auction Calendar](#) -

**SET UP PROFILE**

If you already have a BID NUMBER, please contact Toni Wood at 419.865.1224 or info@pamelaroseauction.com to be enabled to bid.




▾

**Place Your Bid Now!**

Category: ALL (1 records)

Court Ordered Auction in Northwood -  
January 11, 2017 4:00 pm EST

Item	Photo	Description	Bids	High Bidder	Current Amount	Next Bid Required	Your Bid	Your Maximum
416R		<p>416 Rosedale Drive, Northwood, Ohio 43619            Wednesday, January 11, 2017 at 4:00 pm EST</p> <p>Court Ordered Auction! Minimum Bid \$23,333.33 for this home with 3 beds, living room, large kitchen and eat in area, utility room, 2 car attached garage. Located in Northwood Schools, home needs some fix up, ideal for investor flip, rental, or owner occupant. Property being sold to settle the estate of Margaret Mapes, Wood County Probate # PE 20151319. Terms: \$3,500 down day of auction, balance in 30 days. Bid live or online!</p>				23,333.33	<input type="text"/>	<input type="text"/>
								<a href="#">submit bid</a>
		<input type="button" value="Auction Brochure"/>	<input type="button" value="Photos"/>					
		<input type="button" value="Video"/>	<input type="button" value="Map"/>					

9.) If you encounter technical difficulties during bidding or have limited internet access, call us at 1-877-462-7673 for help.