

# **BANK ORDERED AUCTION**

**SATURDAY, JANUARY 27<sup>TH</sup> AT 11:00 AM**

**741 RUSSELL AVENUE  
JOHNSTOWN, PA 15902**

**HURRY !!!**

2 Bedroom, 2 Story Single Family Home, Featuring Living Room  
Dining Area, Kitchen, Living Area 1,320 SF +/-, Full Basement, Gas Heat  
Front Porch, Built-in Garage, Lot Size 40' x 120' SF+/-  
Real Estate Taxes \$859.49 +/-, County of Cambria  
Assessor's Parcel ID #057 075074

**SAVE \$\$\$**

**AUCTION HELD ON SITE –  
INSPECTION ONE HOUR BEFORE AUCTION**

**800-262-3050**

**[www.auctionworldusa.com](http://www.auctionworldusa.com)**

**Terms of Sale :** 5% deposit on day of sale from the highest bidder, can be a personal check. Closing within 30 days of accepted contract. Sale subject to prior sale without further notice. Sale subject to seller confirmation.

Seller will convey a good and marketable title that will be free and clear of all encumbrances and will be insurable by a licensed title insurance company at a regular rate. Real Estate taxes will be current and prorated to closing.

The above information, while compiled from sources we believe reliable, is not guaranteed accurate and is subject to errors and omissions. All announcements from the auction block take precedence over printed material. Property is selling "AS IS"-"WHERE IS".

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