

# **BANK ORDERED AUCTION**

**SATURDAY, FEBRUARY 17<sup>TH</sup> AT 10:00 AM**

**377 SPRUCE AVENUE  
SHARON, PA 16146**

**HURRY !!!**

3 Bedroom, 2.5 Story Traditional Style Home Featuring Living Room  
Dining Area, Kitchen, Living Area 1,342 SF +/-, Partial Basement, Gas Heat  
Front Porch, 2 Car Garage, Lot Size 5,200 SF+/-, Real Estate Taxes \$1,559+/-  
County of Mercer, Assessor's Parcel ID #71-26480

**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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