

# REAL ESTATE AUCTION

## 2615 Oak Ave. • Altoona, PA 16602



- Small nice fenced in yard, parking in back of lot
- Nice size living room, dining room and kitchen
- Please see internet for full video tour of property
- Please note some copper has been removed from home

### PROPERTY DETAILS:

County: Blair  
Parcel: 0109-02-35  
Deed Book/Page: 201202109  
Lot Size: 25' x 120'  
Taxes: \$536.12

### HOME DETAILS

Construction: 2 Story  
Bedroom: 3  
Bathroom: 1  
Electric: 100 amp  
Square Footage: 1086±  
Roof: Shingled  
Age: 1910  
Water / Septic: Public  
Exterior: Vinyl Siding  
Heat: Natural Gas  
Basement: Full  
Foundation: Stone w/Outside Access

#### How to Buy at Auction

1. Log on and obtain bidders packet
2. Become preapproved by your bank
3. Arrive on auction day and bid comfortably

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*Auction Held on site...*  
2615 Oak Ave., Altoona, PA 16602  
Sat., Dec 8 @ 12 noon

**Directions:** From Blair Medical Associates, take 9th Ave to 19th St, make a right continue to Margaret Ave., make a left continue on Broad Ave. turn right on 24th St., continue and make left onto Oak Ave. property is on left. **Registration:** Any time or day prior to start of Auction on Dec. 8, 2012 at 12 noon. **Terms and Conditions:** To be sold under attorney general's immediate confirmation. The attorney general has the right to accept or reject any bids. 10% down day of sale, with deposit acting as a down payment. Property sold as is. Closing on or before 45 days. Sold with a clean, clear title. A 10% buyer's premium will be charged and is added on the bid price. A minimum of \$3,000 to be paid by purchaser as part of purchase price. All information if deemed factional attorney general and auctioneer are not responsible for any incorrect information.



**DUSTIN C. SNYDER**

— AUCTIONEER LLC —

*Real Estate It's What's For Sale!*

234 Cabin Run Road • Berwick, PA 18603  
www.dustinsnyderauctioneer.com  
dustinsnyderauctioneer@gmail.com  
570.441.9357 • License #AY-2123

**Dustin C. Snyder - 570.441.9357 • www.dustinsnyderauctioneer.com**