

# Online Auction - Commercial Buildings

## COURT ORDERED AUCTION

PROPERTIES BEING SOLD BY COURT APPOINTED PRIVATE SELLING OFFICER

COMMERCIAL BUILDING - 2201 RIVER ROAD, MAUMEE, OHIO 43537

COMMERCIAL BUILDING - 2208 TEDROW ROAD, TOLEDO, OHIO 43614

ONLINE BIDDING ENDS: WEDNESDAY, APRIL 10, 2024 AT 12:00 PM



### PRIVATE SELLING OFFICER:

Pamela K Rose  
419-865-1224

### ATTORNEY:

Christopher McNeely with McNeely Law Group, P.C.  
248-601-4700

### TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) or on our Mobile App and 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 emailing to [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **10% (of successful bid) deposit per Property.**

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **10% down of total price within 24 hours via cashiers check, cash or verifiable wire.** The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **30 Days** after confirmation of sale.

**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 Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement.

**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.

**BIDDING:** All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

**EXTENDED BIDDING:** This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

**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.

## ONLINE COMMERCIAL REAL ESTATE

# AUCTION

Properties Being Sold Only Online By  
Court Appointed Private Selling Officer

SMALL OFFICE BUILDING - TOLEDO

2 STORY BUILDING WITH 2 STORY HOUSE - MAUMEE

*Bidding Ends: Wednesday, April 10, 2024 at 12:00 pm*

State of Ohio, Lucas County  
Case No. CI-2022-02899

Premier Bank, fka First Federal Bank of the Midwest, Plaintiff

vs.

Kickin Mule Enterprises  
MDH Sales Ltd.  
YFast Enterprises, LLC

H2O Enterprises, LLC  
Michael D. Haney  
Carolyn E. Haney

Lindsey M. Webb,  
Lucas County Treasurer  
Defendants



**2201 RIVER ROAD**  
MAUMEE, OHIO 43537

**STARTING BID**  
**\$76,666.66**



**2208 TEDROW ROAD**  
TOLEDO, OHIO 43614

**STARTING BID**  
**\$15,555.55**

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our **App!**



**Pamela Rose Auction Co, LLC**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Michael Murray, Broker, Auctioneer, CAI, GRI  
Pamela Rose, Private Selling Officer, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224

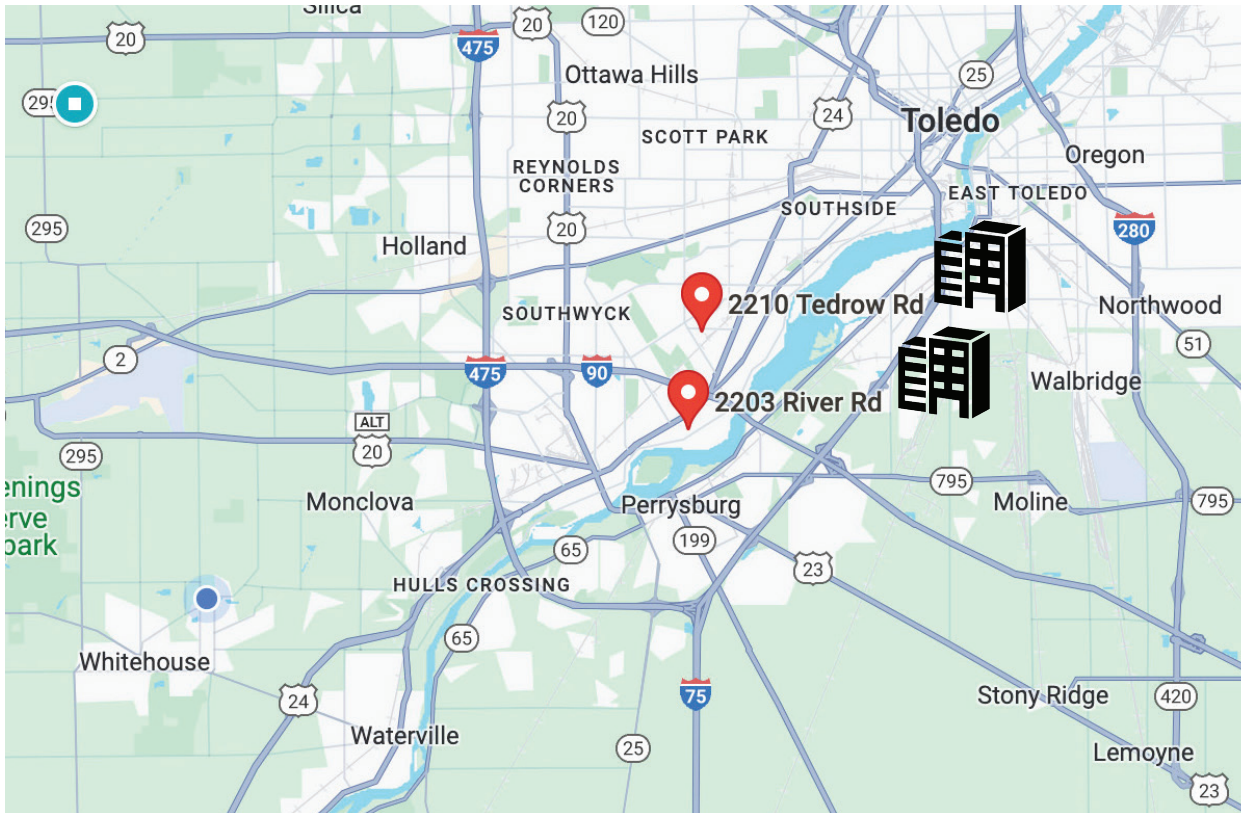
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Rose  
Auction  
Company, LLC



# Property Locations



ONLINE BIDDING ENDS:

WEDNESDAY, APRIL 10, 2024  
AT 12:00 PM

Properties Being Sold Only Online By  
Court Appointed Private Selling Officer

**REAL ESTATE ASSOCIATES:**

MICHAEL MURRAY, BROKER, AUCTIONEER, CAI, GRI AND PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI



# Commercial Buildings



**2201 RIVER ROAD**  
MAUMEE, OHIO 43537

Property Type ..... Neighborhood Commercial  
County ..... Lucas  
Square Feet ..... 4,994+/-  
Acres ..... 0.343/-  
Parcel No. .... 36-20917  
Half Year Taxes .... \$4,088.54

**SAID PREMISES**

Appraised at \$115,000 (average) and cannot be sold for less than two-thirds (2/3) of that amount. Property is being sold "As-Is." Starting bid to be \$76,666.66.

Legal Description ..... SCOTTS ADDITION BLK 8 LOT 17 & SWLY 1/2 LO



**OPEN HOUSE:**  
March 28 and April 4  
from 12:00 pm - 1:00 pm



**DIRECTIONS:**  
Anthony Wayne Trail to south on Michigan to east on River



**2208 TEDROW ROAD**  
TOLEDO, OHIO 43614

Zoned ..... Limited Industrial  
County ..... Lucas  
Square Feet ..... 3,180+/-  
Acres ..... 0.2066/-  
Parcel No. .... 09-57014  
Half Year Taxes .... \$1,779.50

**SAID PREMISES**

Appraised at \$23,333.33 (average) and cannot be sold for less than two-thirds (2/3) of that amount. Property is being sold "As-Is." Starting bid to be \$15,555.55.

Legal Description ..... LENGELS ADDN PLAT 1 LOT 5



**OPEN HOUSE:**  
March 28 and April 4  
from 10:00 am - 11:00 am



**DIRECTIONS:**  
Heatherdowns to south on S. Byrne to east on Glanzman to south on Tedrow

**BID NOW ONLINE AT: [WWW.PAMELAROSEAUCTION.COM](http://WWW.PAMELAROSEAUCTION.COM) OR ON OUR APP**