

5825 Weckerly Road, Whitehouse, Ohio 43571

Office: 419-865-1224 | Toll Free: 877-462-7673

Online at www.PamelaRoseAuction.com

COURT ORDERED AUCTION

COMMERCIAL BUILDING IN THE HEART OF MAUMEE - STARTING BID \$103,333.33

2323 RIVER ROAD, MAUMEE, OHIO 43537

ONLINE BIDDING ENDS: WEDNESDAY, OCTOBER 24, 2018 AT 12:00 PM



PRIVATE SELLING OFFICER:

Pamela K Rose
419-865-1224

ATTORNEY:

John Borell with Marshall Melhorn
419-249-7100

TERMS AND CONDITIONS

AUCTION REGISTRATION: The online registration form available at 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 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 **10% Down earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidder must deliver earnest money in the amount of **10%** of the successful bid price by cash or cashier's check within **24 hours** of the end of the auction to Allodial Title, LLC. The balance of the purchase price shall be paid by cash, cashier's check, certified funds or wire transfer within **30 days** of the date of the confirmation of the sale, and if not paid by that date, the deposit shall be forfeited and applied to the costs of this auction, including the Auctioneer's advertising and other auction-related expenses. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return.

TITLE: A Deed will be provided at Seller's expense. The Escrow Agent will be Allodial Title, LLC, John Wilson; 2323 West Fifth Avenue, Suite 100, Columbus, Ohio 43204; Main Office: 614-222-4844; Email: JEWilson@allodialtitle.com.

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

BUYER'S PREMIUM: Property will be sold with a five (5%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

WEBSITE UPDATES: Please refer to the website for updated information at 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.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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ENDS: WEDNESDAY, OCTOBER 24, 2018 AT 12:00 PM
COURT ORDERED AUCTION
2323 RIVER ROAD | MAUMEE, OHIO 43537



Property Being Sold Only Online By
Court Appointed Private Selling Officer

State of Ohio, Lucas County
Case No. CI0201702778

Lee J. Steinman, Plaintiff vs. David E. Kissinger, et al, Defendants

Starting Bid \$103,333.33

Open House: Monday, October 22, 2018 from 4:00 pm - 6:00 pm

2323 River Road, Maumee, Ohio 43537



Court Ordered Online Only Auction!

Distinguished property, zoned commercial, located in the heart of Maumee. Property features large windows, leaded glass, several fireplaces, second floor with multiple rooms and baths and a screened in balcony overlooking River Road. This 0.5+/- acre lot includes access from River Road and Detroit Avenue with ample parking on both sides.



Knaggs Mansion in Maumee was built on several thousand acres of riverfront land granted to Whitmore Knaggs by the Ottawa Indians. Whitmore, commissioned by George Washington and served as interpreter and scout for the American forces during the War of 1812. He later served General Mad Anthony Wayne at the signing of many treaties.

Whitmore's son, George, a successful businessman and civic leader built this home for his bride, Matilda Lee. The Knaggs often entertained and hosted distinguished military men including General W.H. Harrison.

In 1929 Lucas County purchased the property and moved the dwelling across the street to its current location at 2323 River Road, Maumee, Ohio. The home was used as an assisted living residence. The Knaggs property has undergone several modernizations including the wide, sweeping veranda but still has all the original charm.



Property was lived in over 40 years by John F. Steinman Dentist whom had a separate office on site.

There are incredible views across from the River.

Source: Then&Now Cottages and Castles of Maumee by Marilyn Van Voorhis Wendler



PROPERTY FEATURES

5.5 Total Baths - Room Dimensions: 1st Floor Consists of 10 Rooms and 2 Full Baths: 22 x 15 (Wood Floor And Fireplace), 15 x 13, 19 x 14 (Fireplace), 20 x 15 (Fireplace), 27 x 12 (Kitchen), 10 x 10, 11 x 10, 10 x 10, 11 x 10, and 12 x 10.

Second Floor Consists of 10 Rooms and 3 Full Baths (North Side of Building): 8 x 9 (Kitchen), 13 x 14, 10 x 9, 12 x 9, and 1 Full Bath.

South Side Of Building: 15 x 14 (Kitchen), 12 x 10 (Laundry Area), 13 x 14 (Attached Full Bath), 14 x 14 (Attached Full Bath), 15 x 15, and 15 x 8.

Small Office Facing Detroit: 6 x 6 (Kitchen Area), 11 x 17, 12 x 11, and 1 Full Bath.

Large Covered Front Porch
Multiple Bathrooms and 3 Fireplaces
C-1 Zoning with Multiple Uses
Boiler Heat Throughout

Screened In Sun Room
10 Foot Ceilings
Includes 500+/- Sq. Ft. Commercial Office
Large Double Pocket / Parlor Doors

OTHER INFORMATION

Lot Size: 0.5233+/- Acres
Square Feet: 6,342+/-
School System: Maumee
Half Year Taxes: \$2,113.05
Legal: Scotts Addition Blk 5 & Vac Sts Adj...SW 1 00 ft NE 203.20 Ft Pt SE of Tpkc
Foundation: Full Basement
County: Lucas
Elementary: Fort Miami
TD Parcel No. 36-20717

PREVIEW AND REGISTRATION

View our website at www.PamelaRoseAuction.com to view more details and to register to bid on this property.

DIRECTIONS

On River Road and North Detroit.

OPEN HOUSE

Mon, October 22 from 4:00 pm - 6:00 pm

SAID PREMISES

Appraised at \$155,000 and cannot be sold for less than two-thirds (2/3) of that amount. Property is being sold "As-Is." Starting bid to be \$103,333.33.

Online Bidding Ends: Wednesday, October 24, 2018 at 12:00 pm
Online Bidding Opens: Thursday, October 4, 2018

AUCTION ASSOCIATES

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