



Online-Only Real Estate Auction  
2649 Marigold Avenue  
Dayton (West Carrollton), Ohio 45449

Bidding Ends:

**Tuesday, February 21<sup>st</sup> @ 7:00pm**

*To Settle the Estate of Raymond H. Snyder*

*Montgomery County Case #2022EST00197 Raymond A. Snyder - Executor*

**Online  
Bidding  
Only**



**Zestimate Value \$187,400**

**PROPERTY DESCRIPTION:** 1,900+/- SF, 4BR, 1.5 Bath, Brick Ranch Home built in 1966 on .22+/- acre lot. Includes attached 2-Car Garage.

**MONTGOMERY County PID:** K47 18803 0007 **Annual Taxes:** \$3,721

**INSPECTIONS:** 2/18: 10am-11am & 2/21: 4:40pm-5:30pm

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to confirmation of very motivated Executor. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. Fiduciary Deed at closing with no liens or encumbrances.

**DEPOSIT AND CLOSING:** Successful bidder will be required to deposit 10% of the total contract price by end of business on day after auction end. Close on or before March 23, 2023 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online bidding increment for this auction is \$500.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$500 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

**Bid Extensions:** If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.

**Realtor Participation:** Contact Auctioneer for terms & requirements.

**Tim Lile – Auctioneer**

**(937)689-1846**

**TimLileAuctioneer@gmail.com**

**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**\*\*\*Contents selling in separate Online Auction @ [www.BidNowLLC.com](http://www.BidNowLLC.com)\*\*\***

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