



ONLINE REAL ESTATE AUCTION

1837 Brandonhall Drive
Miamisburg, Ohio 45342

Bidding Ends:

Tuesday, July 11, 2023 @ 6:30pm

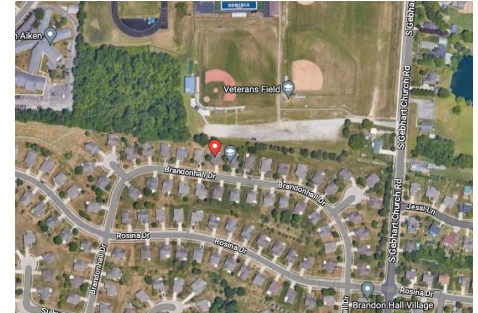
Selling to settle the Estate of Margaret Spaulding

Montgomery County Case#2022EST02425; Walter Spaulding - Executor

Zestimate

Value

\$253,800



PROPERTY DESCRIPTION: 1,563+/- SF, 2 Bedroom, 2 Bath Brick Ranch built in 1994 over a slab in the coveted community of Brandonhall Village.

MONTGOMERY COUNTY PID: K46 01120 0004 **Annual Taxes:** \$4,588

INSPECTION: Sunday, July 9th ~ 1pm - 2pm

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

DISCLOSURE: Inspection revealed NO PRESENCE of termites. Visible deterioration appears to be moisture issue resulting from age of windows.

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 August 10, 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.

***Household contents selling in separate online auction ending July 12th at 7:00pm @ BidNowLLC.com**

Tim Lile – Auctioneer

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

Disclaimer & Legal Disclosure: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same. In all reserve auctions, Seller & Seller's agent's are permitted to place bids as provided for in the Ohio Revised Code & the Uniform Commercial Code. This right is negated in the case of an absolute auction. All auctions are considered with reserve unless specifically presented as absolute.