PASKER AUCTIONS

2106 CALUMET AVENUE

Toledo, Ohio 43607 | Parcel 12-05207

AUCTION TERMS & CONDITIONS

ESTATE & AUTHORITY

Estate of Ahkea Kali Simpson, Sr. aka Ahkea Kali Simpson aka Ahkea K. Simpson aka Ahkea Simpson. Tahkea Lynn Roberts, Administrator. Probate Court of Lucas County, Ohio, Case No. 2025 EST 1500.

AUCTION SCHEDULE

Online-only auction through HiBid. Scheduled bidding close: **Friday, November 27, 2026 at 6:00 PM Eastern**, subject to the 180-second soft close. Minimum opening bid: **$20,000**. Bid increments: **$500**.

SALE APPROVAL

The winning bid is subject to **Estate Administrator and Probate Court approval**. This is not an absolute auction. The minimum opening bid is not a guarantee of sale.

BUYER'S PREMIUM & PURCHASE PRICE

A **10% buyer's premium** is added to the accepted high bid to determine the total purchase price. Example: a $20,000 accepted bid plus $2,000 premium equals a $22,000 purchase price.

EARNEST MONEY & AGREEMENT

The successful bidder must sign the auction purchase agreement and provide **$5,000 nonrefundable earnest money immediately following the auction**, subject to the agreement and required estate approvals. Deposit handling and any refund upon failure of required approval must be addressed in the purchase agreement.

CLOSING & POSSESSION

Closing is to occur **within 21 days of seller confirmation at Ohio Real Title**, subject to required Administrator and court approval. The closing date may be extended as needed to obtain court approval. Possession at closing.

CONDITION & FINANCING

Sold **AS IS, WHERE IS**. Cash and renovation financing are welcome, but the purchase is not contingent on financing, appraisal, inspection or sale of another home. Complete inspections and financing due diligence before bidding; there is no general post-contract inspection contingency. See the lead-based paint provisions on the following page.

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PROPERTY & BIDDER INFORMATION

PROPERTY & BEDROOM-COUNT DISCLOSURE

The current floor plan depicts **three bedrooms**. Lucas County records report four bedrooms. Buyers should independently verify room count and intended use. Reported property features: one full bath, 1,452± square feet, built 1925, full basement and no garage. Measurements and record information are approximate.

OPEN HOUSES & INSPECTIONS

Sunday, November 15: 1:00–2:00 PM Eastern
Thursday, November 19: 4:00–5:00 PM Eastern
Additional property and contractor inspections by appointment. Contact Pasker Auctions before bidding to arrange access.

REGISTRATION & BIDDING APPROVAL

Bidder approval and an approved bidding limit are required. Contact Pasker Auctions at **(419) 728-2225** before bidding. Registration alone does not authorize bidding. Review the catalog, terms and available disclosures before placing a bid.

LEAD-BASED PAINT & DISCLOSURES

Review the attached seller-signed disclosure exemption and lead-based paint forms. Buyer acknowledgments must be completed as applicable. The general non-contingent terms do not themselves waive the lead inspection opportunity; any different inspection period or waiver must be documented in writing before the buyer becomes obligated. Provide the EPA pamphlet *Protect Your Family from Lead in Your Home* before contract execution.

PRE-AUCTION OFFERS

Pre-auction offers are accepted for consideration, subject to the auction-specific terms and required Administrator and Probate Court approval. Acceptance is not guaranteed.

AUCTION RESOURCES

View the HiBid auction catalog | Property page | 3D virtual tour

PACKET STATUS — RECONCILE BEFORE SIGNING

These two pages summarize the Calumet-specific terms; they are not a purchase agreement. Original attached forms are preserved. Their 30-day closing, variable deposit, Midland Title and blanket inspection restrictions conflict with this auction's instructions and need correction before use. The auction purchase agreement and EPA lead pamphlet are not included in the supplied packet. No existing signature, acknowledgment or waiver has been changed.

dotloop signature verification: dtlp.us/ZI1A-Gy1y-kah6

Ohio REALTORS®

Residential Property Disclosure Exemption Form

To Be Completed By Owner

Property Address:

2106 Calumet Avenue, Toledo, OH 43607

Owner's Name(s):

Tahkea Lynn Roberts, Estate Administrator

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- [x] (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- [ ] (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- [ ] (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- [ ] (4) A transfer of new construction that has never been lived in;
- [ ] (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- [ ] (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- [ ] (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: Tahkea Lynn Roberts, Estate Administrator dotloop verified 11/04/26 10:04 PM EST TWWU-STED-VMJN-LIN7 Date: _____

Owner: _____ Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio REALTORS® is not responsible for the use or misuse of this form.

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Form No. 9600-040

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address **2106 Calumet Avenue, Toledo, OH 43607**

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) [ ] [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) [ZLR] 09/23/26 5:37 PM EDT dotloop verified [ ] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) [ ] [ ] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

(ii) [ZLR] 09/23/26 5:37 PM EDT dotloop verified [ ] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) [ ] [ ] received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) [ ] [ ] not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d)

[ ] [ ] Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

dotloop signature verification: dtlp.us/P2XK-fR21-TfS0

(e) Purchaser has (initial (i) or (ii) below):

(i) ☐ ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead- based paint and/or lead- based paint hazards; or

(ii) ☐ ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) ☐ Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) RP 09/23/26 6:07 PM EDT dotloop verified Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.[1]

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Takkea Lynn Roberts, Estate Administrator dotloop verified 09/23/26 5:37 PM EDT 90QY-5UEG-90PD-8DNM			
Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date
Robert Pasker dotloop verified 09/23/26 6:07 PM EDT GNXW-TIDU-IUA7-BZLR			
Seller's Agent	Date	Purchaser's Agent[1]	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

[1] Only required if the purchaser's agent receives compensation from the seller.

Consumer Guide To Agency Relationship

We are pleased you have selected PASKER REAL ESTATE to help you with your real estate needs. Whether you are selling, buying or leasing real estate, PASKER REAL ESTATE can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. This information is provided to explain the various services agents can offer and their options for working with you.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466 4100, or online at www.com.ohio.gov/real.

Representing the Seller
Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "sub agency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing the Buyer
When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Contemporaneous Offer Disclosure Policy
Ohio law permits real estate agents and brokers to represent more than one buyer at a time and to show those buyers the same properties. In some instances, more than one buyer represented by the same agent may want to make an offer to purchase the same property that will be considered by the seller at the same time. Under Ohio law, this is referred to as "contemporaneous offers".

If this occurs, Ohio law requires that you be notified in writing of this fact by your agent. This written notice can be communicated via email or text message. If written notification cannot be delivered to you in a timely manner, your agent can provide this notice to you verbally.

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Consumer Guide To Agency Relationship

If you are notified that a contemporaneous offer situation exists, you can request to be referred to another licensee.

Finally, your agent is not permitted to disclose the identity of the buyers or the terms of their offers to purchase. This information is considered confidential information under Ohio law and must be maintained by the agent/broker.

Dual Agency
Occasionally the same agent and brokerage that represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller
On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent.

As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working with PASKER REAL ESTATE
Pasker Real Estate does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. PASKER REAL ESTATE will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and

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PASKER REAL ESTATE will act as a dual agent, but only if both parties agree. As a dual agent, they will

Consumer Guide To Agency Relationship

treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party. If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties PASKER REAL ESTATE has listed. In that instance PASKER REAL ESTATE will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working with Other Brokerages

When PASKER REAL ESTATE lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. PASKER REAL ESTATE does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because PASKER REAL ESTATE shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and PASKER REAL ESTATE will be representing your interests. When acting as a buyer's agent, PASKER REAL ESTATE also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is

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also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

Consumer Guide To Agency Relationship

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature below does not obligate you to work with PASKER REAL ESTATE.

_____	_____	
Name (Please Print)	Signature	Date
_____	_____	
Name (Please Print)	Signature	Date
	_____	
	Agent Signature	Date

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BROKER / REALTOR PARTICIPATION AGREEMENT

PASKER AUCTIONS

FILE THIS FORM ELECTRONICALLY AT https://pasker.auction/broker-participation

Fastest way to register your client. No printing, no scanning. Or complete this PDF and e-mail it to auctions@pasker.auction.

REALTOR / BROKER NAME | BROKERAGE FIRM

REALTOR / BROKER PHONE | BROKERAGE PHONE

It is understood and agreed that the Real Estate Broker/Realtor is representing the client as a Buyer's Agent and is not representing the Seller. Broker/Realtor shall hold harmless and indemnify Pasker Auctions, agent for the Seller, and the Seller from any and all claims, costs, or expenses, including reasonable attorney fees, which may arise out of any actions, inaction, or representations made by Broker/Realtor in connection with the sale of this property. Pasker Auctions will provide the buyer the required auction purchase contracts.

CLIENT'S NAME (point of contact required to register; not an LLC)

CLIENT'S ADDRESS

Broker/Realtor agrees that, according to the Terms and Conditions of the sale, a commission of twenty-five percent (25%) of the 10% Buyer's Premium, paid by the buyer, will be paid at Closing if the above-referred client is the successful Bidder that closes according to the terms of the Auction Purchase Agreement.

Broker/Realtor understands that to qualify for this commission, this registration form must be received by Pasker Auctions at least 48 hours prior to the Auction, and that the Broker/Realtor must attend the Auction with the client. FAILURE TO REGISTER AT LEAST 48 HOURS PRIOR, OR TO ATTEND WITH THE CLIENT, WILL REDUCE THE COMMISSION TO ONE PERCENT (1%) OF THE HAMMER (HIGH BID) PRICE.

The above Broker/Realtor hereby registers the above client as a potential bidder/purchaser for the following property:

PROPERTY ADDRESS

Terms for this auction: Earnest money $ _____ · Closing within _____ days of seller confirmation · Buyer's Premium _____% (as stated in the auction Terms and Conditions).

For Real Estate Broker / Realtor:

By signing this Participation Agreement, I, as the Real Estate Buyer's Agent, have done my due diligence in qualifying my client and explaining the auction process: that the property is sold AS-IS; that the sale is not subject to financing, inspection, appraisal, or any other contingencies; that a 10% Buyer's Premium applies; and that my client must be able to close within the closing period stated in the auction Terms and Conditions and deliver the required earnest money deposit stated therein. I will be in attendance at the Auction whether my client is bidding online or in person. Broker/Realtor will not interfere with the conduct of the auction, solicit other attendees, or offer advice to other attendees of the auction.

The signatures below indicate acceptance of the above terms and conditions by both the Broker/Realtor and Client. If you have not attended an auction or have no knowledge of the auction process, a Broker's signature is required. THERE WILL BE NO EXCEPTIONS TO THESE BROKER/REALTOR REQUIREMENTS. You may complete this form electronically at https://pasker.auction/broker-participation, or e-mail the completed agreement to auctions@pasker.auction.

CLIENT'S SIGNATURE | DATE

CLIENT'S SIGNATURE (if more than one) | DATE

REALTOR / BROKER'S SIGNATURE (client acknowledges Realtor registering) | DATE

ACCEPTED BY PASKER AUCTIONS (authorized representative) | DATE

PRE-AUCTION OFFER FORM

PASKER AUCTIONS

PURCHASER NAME(S)

PROPERTY ADDRESS

AUCTION DATE

PURCHASER PHONE

EARNEST MONEY DEPOSIT (amount as stated in the auction Terms and Conditions)

$		Pre-Auction Offer Price (not including Buyer's Premium)
$		Ten Percent (10%) Buyer's Premium
$		TOTAL PURCHASE PRICE

THIS IS NOT A CONTRACT. IF THE OFFER IS ACCEPTED, THE BUYER WILL BE CONTACTED AND SENT ALL NECESSARY FORMS AND THE AUCTION PURCHASE AGREEMENT.

All pre-auction offers must strictly adhere to the published Terms and Conditions of the upcoming auction, including deposit amounts, the 10% Buyer's Premium added to the offer, closing dates, and any other specified terms. Offers deviating from these terms will not be considered.

As these offers are considered "sight unseen," no physical property inspections will be permitted before closing, and prospective buyers are responsible for completing all due diligence before submitting their offers. Buyers will be given a free and clear title at closing.

The offer must be accompanied by proof of funds or lender pre-approval. The property is being sold AS-IS, with no warranties, guarantees, or contingencies, and all documents required at the live auction must accompany the offer.

The Seller reserves the right to accept, reject, or counter any pre-auction offer. Property access will be granted to the buyer only after closing. Pasker Auctions makes no guarantee that any pre-auction offer will be accepted, and this policy is subject to change without notice.

Please submit all written pre-auction offers and required documents to auctions@pasker.auction.

SIGNATURE

DATE

EARNEST MONEY RELEASE AGREEMENT

PASKER AUCTIONS

Auction Purchase Agreement dated _____ on property located at _____ (hereinafter referred to as the "APA"), I/We _____ Purchaser(s) of said property, hereby authorize Midland Title to release the Earnest Money deposit in the amount of $_____ and to be released on the _____ day after acceptance, unless Seller(s) is in breach of the APA, as follows.

Earnest Money deposit to be paid $_____ to the Seller(s) and $_____ to Pasker Auctions (a division of Pasker & Associates, Ltd.) per the Listing Agreement on said property. This release, being entered into by the undersigned parties, absolves Pasker Auctions, Pasker & Associates, Ltd., and their representatives, and the undersigned parties, from any further liability in regard to the Earnest Money deposit.

DATE	DATE
BUYER	SELLER
BUYER	SELLER

SIGHT UNSEEN AUCTION PURCHASE ADDENDUM

PASKER AUCTIONS

PROPERTY ADDRESS

PURCHASE AGREEMENT REFERENCE DATE

BUYER(S) NAME

SELLER(S) NAME

LISTING / SELLING BROKERAGE

This Sight Unseen Auction Purchase Addendum ("Addendum") is attached to and made a part of the Auction Purchase Agreement referenced above between the parties.

Buyer understands and accepts that Buyer is purchasing the subject property without ever seeing it in person (sight unseen). Buyer has been provided ample time and opportunity to review all documents pertaining to the purchase of the subject property. Except as explicitly allowed under the Auction Purchase Agreement, Buyer understands that Buyer will not have the ability to reject the property, rescind, or terminate the Auction Purchase Agreement, modify terms, or request improvements or repairs. Buyer understands that it is Buyer's sole responsibility to determine whether the size, location, and condition of the Property are acceptable prior to signing the Auction Purchase Agreement. Seller will not be required to make any repairs or pay for any expenses with respect to Buyer not seeing the property.

The Listing and Selling Brokers, Pasker Auctions, and all licensees associated with the Brokers, are released from any and all liability relating to any issues that could have been discovered by Buyer seeing the subject property in person.

Buyer acknowledges that any images, photographs, video, drone footage, or virtual tours provided by Seller, Pasker Auctions, the Listing Broker, or the Buyer's Broker may not display the property's features, flaws, or size. Seller, Pasker Auctions, the Listing Broker, and the Buyer's Broker are not obligated to provide a comprehensive photo or video survey of the subject property. Any photos or media provided are at the Broker's discretion and may not be an accurate depiction of the current appearance and/or condition of the subject property.

All other terms and conditions of the Auction Purchase Agreement remain unchanged and in full effect.

BUYER SIGNATURE

DATE