PASKER AUCTIONS

ESTATE AUCTION • LUCAS COUNTY, OHIO • PROBATE CASE NO. 2025 EST 1500

Auction Terms & Property Information

2106 Calumet Avenue, Toledo, Ohio 43607 · Parcel 12-05207

This summary restates the approved auction terms published for this property. It is not the complete bidder packet, a purchase agreement, or a property disclosure. Signed property and lead-based paint disclosure copies await attachment.

Estate, Seller and Court

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

Auctioneer and Broker

- Rob Pasker, Auctioneer & Real Estate Broker. Pasker Auctions, a division of Pasker & Associates, Ltd. Ohio auctioneer license 2026000104; Ohio real estate broker license BRKP.2017000439. (419) 728-2225.

Bidding

- Online-only auction. Bidding opens Wednesday, November 4, 2026 at 2:06 PM ET and closes Friday, November 27, 2026 at 6:00 PM ET (Eastern Standard Time).
- 180-second soft close. Bid increments: $500.
- $20,000 minimum opening bid. This is not an absolute auction and no sale is guaranteed.
- 10% buyer's premium is added to the winning bid to determine the purchase price.

Bidder Registration and Approval

- Bidder approval and an approved bidding limit are required. Contact Pasker Auctions (419) 728-2225 before bidding. Registration alone does not authorize bidding.

Open Houses

- Sunday, November 15, 2026, 1:00 – 2:00 PM ET.
- Thursday, November 19, 2026, 4:00 – 5:00 PM ET.
- Additional inspections and contractor visits by appointment.

Sale Approval

- The winning bid is subject to approval by the Estate Administrator and the Probate Court of Lucas County, Ohio.

Earnest Money and Purchase Agreement

- $5,000 nonrefundable earnest money deposit due immediately following the auction.
- Purchase agreement signed immediately after the auction.

Closing and Possession

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

Financing, Contingencies and Condition

- Cash and renovation financing welcome. No financing, appraisal, inspection or home-sale contingencies.
- Sold AS IS, WHERE IS. Pre-auction offers accepted.

Property Information (from MLS sheet, as reported)

• Single-family, 2 stories, built 1925. 4 bedrooms, 1 full bath, 1,452± sq. ft. Full basement, forced-air heat, public water and sewer. Driveway and off-street parking, no garage. Lot approx. 0.1 acre (4,500± SF, 40 x 112) as reported. Toledo school district. Taxes: $657.09 six-month total (2025).

Any complete auction terms and conditions and the purchase agreement govern in the event of any conflict. pasker.auction