

	6881337	Residential	Single Family Residence	Active
	Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,071 / Assessor Price/SqFt: \$144.86 Year Built: 1962 Pool: None Encoded Features: 42FO2G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached		Approx Lot SqFt: 9,906 / Assessor Approx Lot Acres: 0.227 Subdivision: VILLA THERESA AMENDED Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Building Number:	
	Ele Sch Dist: Paradise Valley Unified District Elementary School: Whispering Wind Academy Jr. High School: Sunrise Middle School		High School District: Paradise Valley Unified District High School: Paradise Valley High School	

Cross Streets: Tatum and Union Hills **Directions:** West on Union Hills to 43rd Pl, south (left) on 43rd Pl to the property

Public Remarks: Trustee-ordered online auction! This North Phoenix 4 bed, 2 bath block home is located in the desirable Villa Theresa neighborhood and features 2,071 SF of living space on a 0.22-acre lot with no HOA. Highlights include an owned solar system, large family room, spacious kitchen with granite counters and oak cabinets, and a private master suite addition. The backyard offers a covered patio, mature landscaping, a workshop, and room for a pool. Centrally located near shopping, hospitals, and freeways. Sold as-is, subject to trustee approval. Online bidding ends Thursday, July 10, 2025 at 2:00 PM (AZ). Click "More..." for more information.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 6 Parking Features: Garage Door Opener; RV Access/Parking; RV Gate Road Responsibility: City Maintained Road Pool Features: No Pool Spa: None Horses: N Fireplace Features: No Fireplace Property Description: East/West Exposure Landscaping: Desert Front; Grass Back Exterior Features: Covered Patio(s) Flooring: Carpet; Stone; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Electric Cooktop; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Counters; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm Laundry: Washer Included; Dryer Included; In Garage Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Separate Workshop	Architecture: Ranch Const - Finish: Painted Construction: Block Roofing: Composition Fencing: Block Cooling: Central Air Heating: Electric Utilities: APS Water Source: City Water Sewer: Septic in & Cnctd Services: City Services Technology: Cable TV Avail; High Speed Internet Solar Panels: Ownership: Owned Outright; Grid: On; kW: 7	County Code: Maricopa Legal Description (Abbrev): LOT 108 VILLA THERESA AMENDED MCR 008627 AN: 215-14-208 Lot Number: 108 Town-Range-Section: 4N-4E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,755/2024 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail Auction: Yes Auction Info: Auction Date: 07/10/2025; Minimum Bid Price: 300,000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$0 Cap Improvement/Impact Fee: Cap Improvement/Impact Fee 2: Other Fees HOA:	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 5 List Date: 06/12/2025 Expire Date: 12/31/2025 Status Change Date: 06/17/2025	Original List Price: \$1 List Price: \$300,000	Type: Exclusive Right To Sell Special Listing Cond: Auction; Probate/Estate

Private Remarks: Visit AZEstateBid.com for property info and the Online Auction link for your buyer client to register to bid. Online bidding ends WEDNESDAY, JULY 9, 2025 @ 2:00 PM (Arizona). Preview and inspection of the property is available via Supra lockbox or at one of the public previews. Contact Auctioneers/Brokers - John Payne (480.422.6800) or Stewart Larsen (480-861.2530) with questions.

Semi-Private Remarks: Brought to you by...Stewart Larsen | Auctioneer/Broker - 480.861.2530 | slarsen@thelarsencompany.com (The Larsen Company Real Estate and Auction)...AND...John Payne | Auctioneer/Broker - 480.422.6800 | john@UnitedCountryAZ.com (United Country Real Estate - Arizona Property & Auction)

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
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Permission Required to Show: Yes Primary Showing Contact: Co-Listing Agent Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings	Occupant - DND2: Vacant Ownr/Occ Name - DND2: ARNETT FAMILY TRUST Owner/Occ Phn - DND2: 480-422-6800	Lockbox Type: Supra Lockbox Location: by front door
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	
			480-861-2530				

Prepared by John L.
Payne

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.*

06/17/2025 1:45 PM © 2025 ARMLS and FBS. DMCA

This is a trustee-ordered public online auction for a desirable single-level block home located at 18212 N 43rd Pl in the Villa Theresa subdivision of North Phoenix. With 2,071± square feet, this 4 bedroom, 2 bathroom home sits on a spacious 0.22± acre lot and features a blend of functional upgrades and value-added amenities.

Interior features include a large family room, a remodeled kitchen with granite island and countertops, oak cabinetry, and tile flooring throughout much of the home. The property also includes an add-on master suite offering additional privacy and flexibility for the next owner.

The exterior features a covered patio, mature trees, easy-care landscaping, a detached workshop, and a storage shed. There's also plenty of space in the backyard to install a pool or additional improvements. The owned solar system offers long-term utility cost savings. No HOA restrictions provide added flexibility for use and improvements.

The home is centrally located near major roadways, including Tatum Blvd and Union Hills Dr, offering easy access to the Loop 101, SR 51, nearby hospitals, employment corridors, and shopping centers, while still tucked away on a quiet residential street.

Auction Terms:

Online bidding ends Thursday, July 10, 2025 at 2:00 PM (Arizona time)

6% Buyer's Premium will be added to the high bid to determine the purchase price

10% earnest money deposit due from the winning bidder; balance due at closing

Sold as-is, where-is, with no contingencies

Sale subject to trustee/seller approval

Clear title with title insurance provided

Buyer to verify all facts, figures, measurements, and any material information important to them

This is a unique opportunity to purchase a well-maintained home in a central location at a price you set—only available through public auction.

18212 N 43rd Pl, Phoenix, AZ 85032



Floorplan



18212 N 43rd Pl, Phoenix, AZ 85032



18212 N 43rd Pl, Phoenix, AZ 85032



Front



Family Room



Family Room



Dining Area



Dining Area



Kitchen



Kitchen



Kitchen



Bedroom #1**Bedroom #2****Hall Bathroom****Bedroom #3****Bedroom #3****Master Bedroom**

Master Bedroom**Master Bathroom****Master Add-on****Master Add-on****Back Patio****Workshop**

Workshop**Workshop****Backyard****Backyard****Backyard****Aerial**

Aerial



Aerial



Aerial



Aerial

