



Court Ordered
Real Estate Auction
Thursday, January 21st @ 4:30pm
Auction held on-site at:
**128 N. Church Street
Clyde, Ohio 4410**



Sandusky County Common Pleas Court
Case # 15CV413

Acting Through Rural Development United States of America, United States Department of Agriculture (USDA), Plaintiff
V

Courtney M. Durdel, Defendant

Online PRE-BIDDING at www.BidNowllc.com Closes 1/20 @ 3:33pm

Winning Pre-bidder at or above the minimum bid will be contacted by phone to participate in the live auction



Description: 1,344 SF, 3 Bedroom, 1 Bath, 1.5-Story Home built in 1900 with full basement and fireplace on 40' x 78' corner lot. Tax Appraised at \$53,090. Minimum Bid ONLY \$25,112!

Open Inspection: 30 minutes prior to auction time

Sandusky County PID: 32-50-00-0089-02 **Annual Taxes:** \$851.30

Terms: Sells As-is subject to Court-Ordered minimum bid of \$25,112 with no contingencies for financing or inspection. 10% buyer's premium in effect. Buyer pays all closing costs. Equivalent of Sheriff's 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 cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 30 days of Court Confirmation.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

**Tim Lile, CAI - Auctioneer
(937)689-1846
timlileauctioneer@gmail.com
Ohio Real Estate Auctions, LLC**

Disclaimer: 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. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.

Property Record Card - Sandusky County, Ohio

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General Parcel Information	
Parcel	32-50-00-0089-02
Owner	DURDEL, COURTNEY M
Address	128 CHURCH ST
Mailing Address Line 1	DURDEL, COURTNEY M
Mailing Address Line 2	128 N CHURCH ST
Mailing Address Line 3	CLYDE OH 43410
Land Use	510 - SINGLE FAMILY DWLG OWNER OCCUP
Legal Description	89 S PT 40' X 78'
Tax District	32
School District	CLYDE-GREEN SPRINGS EVSD
Township	
City	CITY OF CLYDE

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$5,400	\$1,890	\$51,200	\$17,920	\$0	\$0	\$19,810

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
L1 - Regular Lot	0.0716	78	40	81	\$5,990

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
7/13/2009	DURDEL, COURTNEY M	DURDEL, COURTNEY M	\$0
7/10/2009	DURDEL, COURTNEY M	RCD INVESTMENTS LLC	\$81,900
3/12/2009	RCD INVESTMENTS LLC	HSBC MORTGAGE SERVICES IN	\$36,000
1/26/2009	HSBC MORTGAGE SERVICES IN	SMITH, DAVID T. & KATHLEE	\$38,000
12/1/1993	SMITH, DAVID T. & KATHLEE	SMITH, DAVID T. & KATHLEE	\$44,000
11/1/1990	SMITH, DAVID T. & KATHLEE	SMITH, DAVID T. & KATHLEE	\$35,000
11/1/1988	SMITH, DAVID T. & KATHLEE	SMITH, DAVID T. & KATHLEE	\$31,000
7/1/1988	SMITH, DAVID T. & KATHLEE	SMITH, DAVID T. & KATHLEE	\$0
8/1/1986	SMITH, DAVID T. & KATHLEE	Unknown	\$0

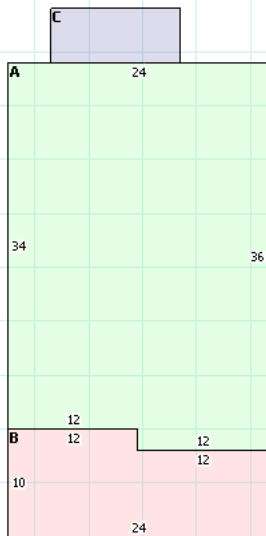
Card 1 - Residential					
Building Style	CONVENTIONAL	Finished Area	1344	Rooms	6
Year Built	1900	First Floor Area	840	Bedrooms	3
Stories	1.5	Half Floor Area	504	Family Rooms	0
Basement	FULL BSMT	Upper Floor Area	0	Full Baths	1
Heating	BASE	Finished Basement Area	0	Half Baths	0
Cooling	NONE	Exterior Wall	FRAME/SIDING	No. Fireplace Openings	1
Attic	NONE	No. Fireplace Stacks	1		

Card 1 - Additions

Description	Area	Year Built	Value
PR4-Porch Masonry - Enclosed	216	0	\$11,790
PR2-Porch Frame - Enclosed	60	0	\$4,990

Scale: 5ft

- A** 1-1/2 s Fr/B
840 sqft
- B** PR4
216 sqft
- C** PR2
60 sqft



SKETCH 32-50-00-0089-02 CARD 1

Exhibit A

Legal Description

Situated in the City of Clyde, County of Sandusky, and State of Ohio:

Being the South 40 feet of the West 78 feet of Inlot 89, formerly described as follows:

And being the following part of Inlot Numbered Eighty-Nine (89); commencing for the same at the Southwest corner of said Lot No. 89; thence East to the East line of said lot; thence North along the East line of said lot, forty (40) feet; thence West to the West line of said lot; thence South to the place of beginning.

Current/Owner Deed Reference: Courtney M. Durdel by virtue of a Warranty Deed dated July 10, 2009 and recorded July 10, 2009 in OR Book 79, Page 2232.

Premises commonly known as: 128 N. Church Street, Clyde, Ohio 43410

Parcel Number: 32-50-00-0089-02



Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of Sandusky county Common Pleas Court

Case # 15CV413 Sale Date January 21, 2016

Plaintiff USA, acting through the Rural Development USDA Defendant Courtney M. Durdel, et al.

Parcel # 32-50-00-0089-02 Address 128 N. Church Street

City/Township Clyde County/Zip 43410

High Bid \$ Buyer's Premium \$ Total Purchase Price \$

Deposit Amount \$ Payable to M & M title Company

Check # Bank Name

Title or Escrow Co. that will perform the closing and disburse funds according to the Confirmation of Sale: M & M Title Company; 7925 Paragon road, Dayton, Ohio 45459 (937)434-7366; Tyna Brown; TBrown@mmtitle.com

Is the property now a residential rental property? Yes X No Unknown

Will the purchaser occupy the lands and tenements? Yes No

PURCHASER INFORMATION:

Name

Address, City, State & Zip

Best Phone # Email

Contact person if different from above

Contact info if different from above

Purchaser is (circle one): Individual, Trust, Business Trust, Estate, Partnership, Limited Partnership, LLC, Association, Corporation, Other Business Entity, or Non Business.

The Contact person is (circle one): Individual, Trustee, Executor or Administrator, General Partner, Member, Manager or Officer of LLC, Associate, Member, Manager or Officer for any other business entity.

Purchaser's principal place of business is located at:

Property to be Deeded to:

Address if different from above:

I agree to purchase the subject property in as-is condition for the price set forth above. I further acknowledge I will have 30 days to close after Court Confirmation and that my 10% Deposit is NOT refundable if I fail to do so. I understand that my deposit will be released to the Plaintiff and their Agents if I have not closed by the 31st day after Court Confirmation.

Printed Name Signature