



Court Ordered  
Real Estate Auction  
Tuesday, November 3rd @ 3:30pm

Auction held on-site at:

**804 Earl Street  
Bucyrus, Ohio 44820**

Crawford County Common Pleas Court

Case # 14CV0376

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

V

Jackie Hancock, Defendant

**Online PRE-BIDDING at [www.BidNowllc.com](http://www.BidNowllc.com) Closes 11/3 @ 3:25pm**  
**Winning Pre-bidder will be contacted by phone to participate in the live auction**



**Description:** 1,164 SF, 3 Bedroom, 1 Bath, Ranch Home built in 1950 over Crawlspace and 2 car attached garage on 40' x 120' lot. Tax Appraised at \$53,280. Minimum Bid ONLY \$16,667!

**Open Inspection:** 30 minutes prior to auction time

**Crawford County PID:** 8-0015339.000 **Annual Taxes:** \$1,068.36

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$16,667 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.



40

07/30/98

473/928

08-00-15015-000

2502

HANCOCK JACKIE A

04/27/11

966/1827

40

08-00-15339-000

120

1

CRAWFORD COUNTY

DISCLAIMER: The information displayed on this map is taken from public records, and is intended to be used as a reference. Map information is believed to be accurate, but accuracy is not guaranteed. Crawford County makes no warranties, express or implied, concerning the accuracy, completeness, or reliability of this information, and assumes no liability or any other legal responsibility for the information contained on this map. The map does not represent the official survey of the land. Please refer to the official recorded plats or deeds for the actual description and property dimensions. Users noting errors or omissions are asked to contact the Crawford County Auditor's Office, GIS Director; Phone - (419) 562-7941, Ext 1081; or E-mail -- Auditor@crawford-co.org .



BUCYRUS CITY 00080 real property record CRAWFORD COUNTY, OHIO 8-0015339.000 res  
 BUCYRUS CITY 6/24/15 5:30:02 JOAN M WOLFE AUDITOR 085-2-044  
 sale eff rate: 56.22 60.76 62.65 63.47 a/r  
 2011 CAMPBELL TIMOTHY A 7/27/10 tax year 2011 2012 2013 2014 2015 2016 c a m a  
 2012 HANCOCK JACKIE A 4/27/11 prop cls 510 510 510 510  
 2013 HANCOCK JACKIE A 4/27/11 acres  
 2014 HANCOCK JACKIE A 4/27/11 120 X 40 land100% 5890 7110 7110 7110 7120  
 804 EARL ST WAR 2502 bldg100% 41860 46170 46170 46170 46160  
 BUCYRUS OH 44820-1618 \$59300 tot1100% 47750t 53280t 53280t 53280t t t t 53280t

2015 tax value:  
 land 35% 2060 2490 2490 2490 2490  
 bldg 35% 14650 16160 16160 16160 16160  
 totl 35% 16710t 18650t 18650t 18650t t t t 18650t  
 hmstd35%  
 owner oc 28.34 29.22  
 hmstd rb 465.20 479.66  
 net tax 845.50 526.34 542.74 1068.36  
 sp-asmnt 189.63 52.40

SHB+ cons.type.fc.sq-ft value  
 1 B F G M 1160  
 EFP P 4800  
 PAT P 99 300  
 5300 a GARAGE  
 e \*MAIN  
 f PORCH  
 g PORCH



VINYL SIDING PERMLR TY12 NO CHG  
 NC06 FRONT EP ADDED  
 042214 Special assess for sewer/storm water 26.00  
 cert for ty 2014 pay in 2015  
 091814 Special assess for sewer/storm water 26.40  
 cert for ty 2014 pay in 2015

sale#	#p	mm	dd	yy	to/remarks	type/invalid?	sales\$	co:land	co:bldg
211	1	4	27	11	HANCOCK JACKIE A	WAR	59300	5890	41860
478	1	7	27	10	CAMPBELL TIMOTHY A	WARS	31500	5890	41860
477	1	7	27	10	GUARANTY BANK	QC S	47800	5890	41860
	1	5	12	10	GB HOME EQUITY LLC	QC		5890	41860
1014	1	11	21	03	VENTURA BEVERLY J	WAR	50000	3170	45630
	1	11	21	03	ABN AMRO MORTGFAGE GROUP	QC		3170	45630
433	1	6	02	03	FEDERAL HOME LOAN MORTGASHES		41000	2890	41290
961	1	12	26	00	GARNER JACK C	1TR	67500	2890	41290
524	1	7	12	99	WORDEN SUSAN J	1TR	56000	2860	35460

year	land	bldg	total	net tax
2011	2060	14650	16710	845.50

Project fac's ben acr charged  
 98-00000 MISC 2014/A  
 98-00000 MISC 2014/A

804 EARL ST scale: 1.00' per horiz, 2.00' per vert char

occupancy 1 SINGLE FAM \*DWELLING COMPUTATIONS  
 story hgt 1  
 floor lvl main basement FRAME 1160 63200  
 subtotal 580 10500  
 SHINGLE roof HIP 73700  
 B 1 2 U A-  
 plstr/drywall P air conditng 3000  
 panelled wall X gar&carports 5300  
 unfnshd wall X ext features 5100  
 floor/hardwd X total value 87100  
 floor/carpet X  
 floor/concret X  
 floor/til-lino L ALL PUB UTIL'S  
 number of rms 1 6 PUB PAVED ST/RD  
 bedrooms 3 top: LEVEL  
 firepl stacks 1 neighborhd: F  
 firepl opngs 1 code 0823  
 insulation P  
 central heat A  
 NG  
 central a/c A  
 std plumbing 1

bldg type	SHB+cons	DixHt	area	unit	grade	blt/Renov	replace	phy	fnc	true
1 DWELLING	1 B F		1160		C	1950A	87100	47		46160
front lot	acres/ frntge	efectv frntge	dpth	actual fctr	efectv rate	extnd value	influence factor(s)	true value		
	40.00	120	.89	200	178	7120		7120		

call back: - - - - sign: date: lister: 8-0015339.000-v123014

## **Exhibit A**

### **Legal Description**

Situated in the City of Bucyrus, County of Crawford, and State of Ohio: Two Thousand Five Hundred Two (#2502) of the New Revised Numbers to Inlots in the City of Bucyrus, County of Crawford, and State of Ohio.

Current/Owner Deed Reference: Jackie A. Hancock by virtue of a General Warranty Deed dated April 26, 2011 and recorded April 27, 2011 in OR Book 966, Page 1827.

Premises commonly known as: 804 Earl Street, Bucyrus, Ohio 44820-1618

Parcel Number: 08-0015339.000



Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of Crawford County Common Pleas Court

Case # 14CV0376 Sale Date November 3, 2015

Plaintiff USA, acting through the Rural Development USDA Defendant Jackie Hancock, et al.

Parcel # 8-0015339.000 Address 804 Earl Street

City/Township Bucyrus County/Zip 44820

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