



Court Ordered
Real Estate Auction
January 21st @ 11:30am
Auction held on-site at:
121 N. Pearl Street
Crestline, Ohio 44827



Crawford County Common Pleas Court
Case # 15CV0081

Acting Through Rural Development United States of America, United States Department of Agriculture (USDA), Plaintiff
V
Eric M. Zier, 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: 1,382 SF, 3 Bedroom, 1.5 Bath, 2-Story Home built in 1933 over Crawlspace and 1 car detached garage on 50' x 140' lot. Tax Appraised at \$57,450. Minimum Bid ONLY \$16,667!

Open Inspection: 30 minutes prior to auction time

Crawford County PID: 24-0021452.000 **Annual Taxes:** \$1,127.04

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.

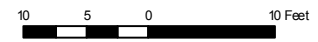
Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client 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.

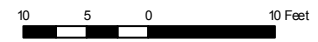


DISCLAIMER: The information displayed on this map is taken from public records, and is intended to be used as a reference. Map information is believed to be accurate, but accuracy is not guaranteed. Crawford County makes no warranties, express or implied, concerning the accuracy, completeness, or reliability 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 .





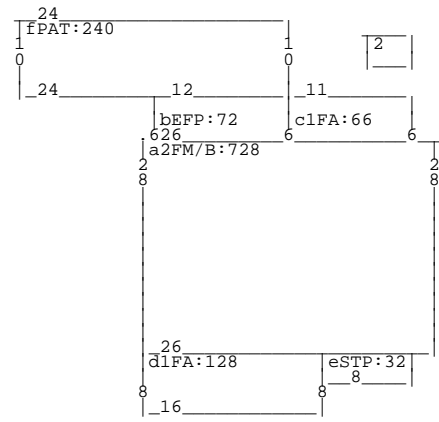
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CRESTLINE CITY CRESTLINE CITY 00230 real property record 5:30:02 CRAWFORD COUNTY, OHIO 24-0021452.000 res
 sale 10/06/15 eff rate: 63.54 61.95 62.09 62.09 a/r 037-0-036
 2012 ZIER ERIC M 8/23/05 tax year 2012 2013 2014 2015 2016 c a m a
 2013 ZIER ERIC M 8/23/05 prop cls 510 510 510 510
 2014 ZIER ERIC M 8/23/05 acres
 0000 ZIER ERIC M 8/23/05 50 X 150 land100% 6510 6510 6510 6510 6500
 121 N PEARL ST WAR 965 bldg100% 50940 50940 50940 50940 50950
 CRESTLINE OH 44827-1612 \$57000 BK 865 PG 205 PB PG tot1100% 57450t 57450t 57450t 57450t t t t 57450t

2015 tax value:
 land 35% 2280 2280 2280 2280 2280
 bldg 35% 17830 17830 17830 17830 17830
 tot1 35% 20110t 20110t 20110t 20110t t t t 20110t
 hmstd35%
 owner oc
 hmstd rb
 2016 net tax 1150.02 1121.18 1127.04 1127.04

SHB+.cons.type.fc.sq-ft value
 2 B F M 728 a *MAIN
 1 EFP P 72 b PORCH
 1 F A 66 c ADDTN
 1 F A 128 d ADDTN
 STP P 32 e PORCH
 PAT P 240 900 f PORCH



EST I<X

sale#	#p	mm	dd	yy	to/remarks	type/invalid?	sale\$	co:land	co:bldg
721	1	8	23	05	ZIER ERIC M	WAR	57000	4830	52430
935	1	12	12	01	MAYS ANNA M	1TR	78400	4200	47660
	1	4	18	97	JOHNSTON BARBARA J	AFI		3510	29060
	1	10	22	96	FEDERAL DEPOSIT INSURANCE	AFI		3510	29060
	1	5	08	95	RESOLUTION TRUST CORPORA	AFI		3510	29060

year	land	bldg	total	net tax
2011	1600	19230	20830	1093.68

121 N PEARL ST scale: 1.00' per horiz, 2.00' per vert char

occupancy 1 SINGLE FAM *DWELLING COMPUTATIONS

story hgt	floor lvl	main	full upr	basement	subtotal	roof	sq-ft	value
2		FRAME					922	53000
		FRAME					728	27400
							728	12300
								92700

SHINGLE

plstr/drywall	unfnshd wall	floor/hardwd	floor/carpet	floor/concret	floor/til-lino	number of rms	bedrooms	insulation	central heat	std plumbing	xtra 2-fixture	plumbing	ext features	total value
P	P	X	X	X	L	2	5	P	A	1	1			99600
							3							2400
														4500
														2426

bldg type	SHB+cons	DixHt	area	unit	rate	grade	blt/Renov	cond	replace	phy	fnc	true
1 DWELLING	2 B F	922	922	C		C	1933A	99600	54	54	45820	
2 GARAGE	F	30X20	600	C		C	1930F	11400	55	55	5130	

acres/	efectv	dpth	actual	efectv	extnd	influence	true
front lot	frntge	dpth	fctr	rate	rate	value	value
	50.00	150	1.00	130	130	6500	6500

call back: - - - - sign: date: lister: -----24-0021452.000-v123014

EXHIBIT A

Situated in the City of Crestline, County of Crawford, and State of Ohio:

Being known as Inlot Number 965 of the new and revised numbers to the City of Crestline, Ohio, be the same more or less, but subject to all legal highways, easements, reservations, rights of way, leases, and restrictions of record.

Premises commonly known as: 121 North Pearl Street, Crestline, Ohio 44827

Parcel Number(s): 24-0021452.000



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 # 15CV0081 Sale Date January 21, 2016

Plaintiff USA, acting through the Rural Development USDA Defendant Eric M. Zier, et al.

Parcel # 24-0021452.000 Address 121 N. Pearl Street

City/Township Crestline County/Zip 44827

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