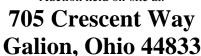


## Court Ordered Real Estate Auction

January 21st @ 9:15am Auction held on-site at:



Crawford County Common Pleas Court Case # 15CV0099

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

Timothy S. Cress, et al., Defendants

Online PRE-BIDDING at <a href="https://www.BidNowllc.com">www.BidNowllc.com</a> 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:** 1,008 SF, 3 Bedroom, 1 Bath, Ranch Home built in 1960 over Full Basement on 144' x 90' corner lot. Tax Appraised at \$85,800. Minimum Bid ONLY \$14,667!

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

**Crawford County PID:** 19-0026715.000 **Annual Taxes:** \$858.76

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$14,667 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

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