



Court Ordered Real Estate Auction

January 21st @ 10:30am

Auction held on-site at:

**120 South Pierce St.
Crestline, Ohio 44827**

Crawford County Common Pleas Court

Case # 15CV0129

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

vs.

Kathie L. Hale, et al., Defendants

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: 1,008 SF, 3 Bedroom, 1 Bath, Ranch Home built in 1992 over Full Basement on 50' x 158' lot. Tax Appraised at \$65,680. Minimum Bid ONLY \$18,000!

Open Inspection: 30 minutes prior to auction time

Crawford County PID: 24-0050162.000 **Annual Taxes:** \$1,332

Terms: Sells As-is subject to Court-Ordered minimum bid of \$18,000 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.

EXHIBIT A

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

Being known as Inlot One Hundred Twenty-Nine (129) excluding the East Half of an alley on the West side of Inlot 129 of the new and revised consecutively numbered Inlots in the City, County, and State aforesaid.



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 # 15CV0129 Sale Date January 21, 2016

Plaintiff USA, acting through the Rural Development USDA Defendant Kathie L. Hale, et al.

Parcel # 24-0050162.000 Address 120 South Pierce St.

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:

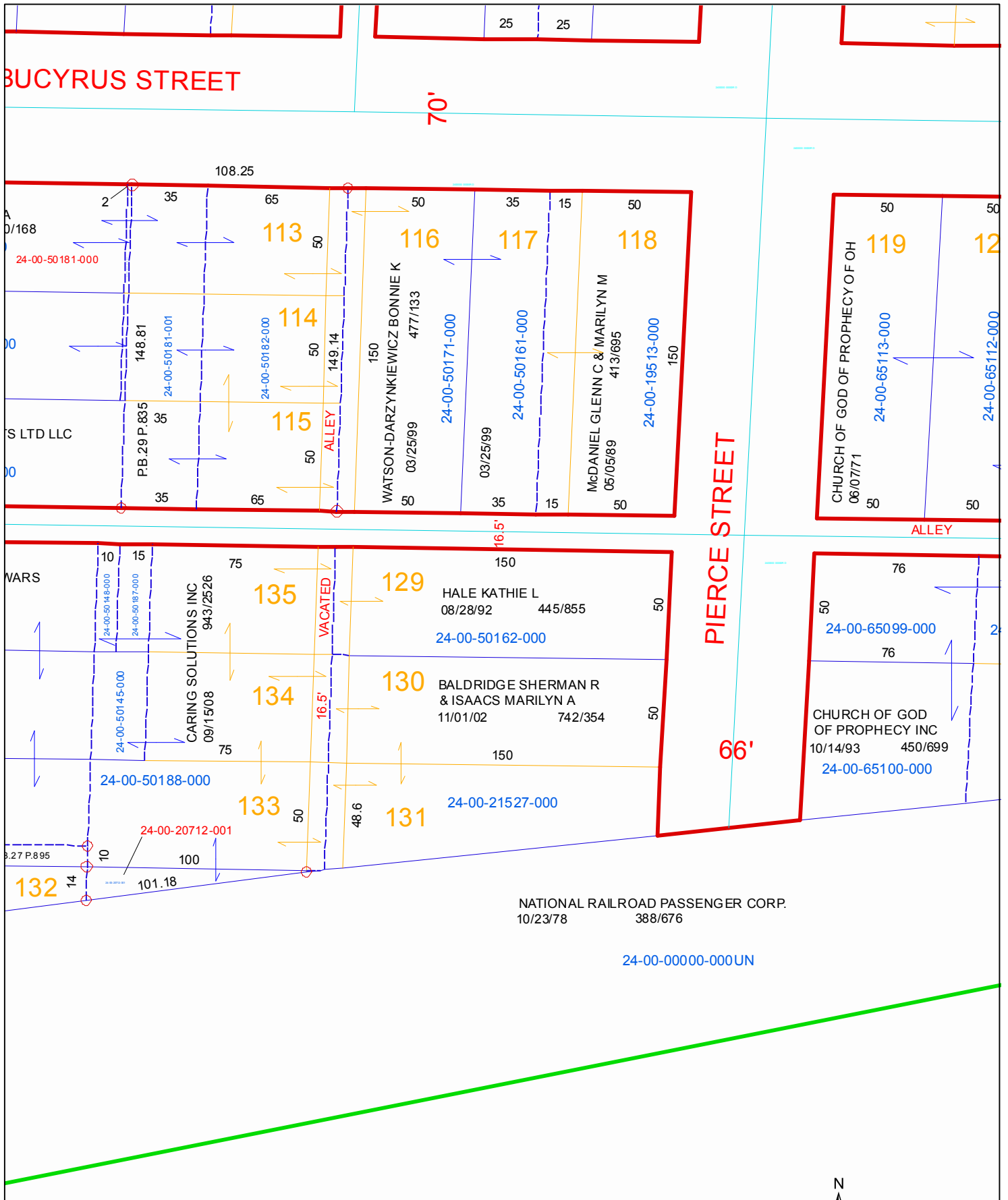
Property to be Deeded to:

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

Crawford County Web GIS



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.

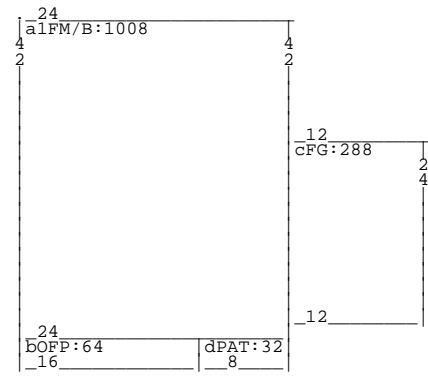


CRESTLINE CITY CRESTLINE CITY 00230 real property record 5:30:02 CRAWFORD COUNTY, OHIO 24-0050162.000 res
 1/09/16 sale eff rate: 63.54 61.95 62.09 59.24 JOAN M WOLFE, AUDITOR 048-00-024
 2012 HALE KATHIE L 8/28/92 tax year 2012 2013 2014 2015 2015 2016 2017 c a m a
 2013 HALE KATHIE L 8/28/92 prop cls 510 510 510 510 510
 2014 HALE KATHIE L 8/28/92 acres
 2015 HALE KATHIE L 8/28/92 50 X 158.25 land100% 4510 4510 4510 4510 4510
 120 S PIERCE ST 1TR 129 & E 1/2 ALLEY bldg100% 65690 65690 65690 65690 65680
 CRESTLINE OH 44827-1536 \$9500 tot1100% 70200t 70200t 70200t 70200t t t t 70190t

2016 tax value: land 35% 1580 1580 1580 1580 1580
 bldg 35% 22990 22990 22990 22990 22990
 totl 35% 24570t 24570t 24570t 24570t t t t 24570t
 hmstd35%
 owner oc 39.04 38.06 37.14 35.32
 hmstd rb
 net tax 1366.04 1331.78 1339.86 1278.78

SHB+.cons.type.fc.sq-ft value
 1 B F M 1008 a *MAIN
 OFP P 64 1600 b PORCH
 F G 288 5300 c GARAGE
 PAT P 32 300 d PORCH
 VINYL SIDING PERMLR TY12 NO CHG
 (JH010394)
 TRI-ANNUAL RE

year	land	bldg	total	net tax
2012	1580	22990	24570	1366.04



occupancy 1 SINGLE FAM *DWELLING COMPUTATIONS
 story hgt 1 sq-ft value
 floor lvl 1 main FRAME 1008 57600
 basement 1008 15300
 subtotal 72900
 SHINGLE roof GABLE
 B 1 2 U A
 plstr/drywall D gar&carports 5300
 unfnshd wall X ext features 1900
 floor/carpet X total value 80100
 floor/concret X
 floor/til-lino L neighborhd: F
 number of rms 5 code 2411
 bedrooms 3
 insulation F
 central heat A
 std plumbing 1

120 S PIERCE ST scale: 1.00' per horiz, 2.00' per vert char
 bldg type SHB+consFtxHt area unit grade blt/Renov replace phy fnc true
 1 DWELLING 1 B F 1008 rate C 1992A value dpr dpr value
 80100 18 65680
 acres/ efectv dpth actual efectv extnd influence true
 front lot frntge frntge dpth fctr rate rate value factor(s) value
 50.00 158 1.02 90 92 4600 2 F 4510
 call back: - - - - sign: date: lister: -----24-0050162.000-v123014

OWNER:	HALE KATHIE L	< << Parcel 5 of 24 >> >	PARCEL NO.	24-0050162.000
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Dwelling / Main Structure Attributes						
Occupancy	1	Single Family				
Notes	VINYL SIDING					
	PERMLR TY12 NO CHG					
Story Height	1					
		Type				
Roofing	Shingle	GABLE				
Dwelling Computations:				Sq Feet	Value	
1st story				1,008	57,600	
+ basement / - slab				1,008	15,300	
				Base Value	72,900	
Basement Finish	0	Attic Finish			0	
Heating	0	Air Conditioning			0	
Garages & Carports	5,300	Exterior Features			1,900	
New Construction	0					
				Dwelling Sub-Total	80,100	
				Grade Adjustment	C	
				Replacement Value	80,100	
				Functional Depreciation Adjustment	18	
				Dwelling Value	65,680	
		Basement	First Floor	Second Floor	Partial Story	Attic
Interior finish						
Plaster/Drywall			D			

Unfinished	X				
Framing					
Wood Joist					
Floors					
Hardwood					
Pine					
Carpet		X			
Concrete	X				
Tile/Linoleum		L			
Rooms		5			
Bedrooms		3			
Family Room					
Formal Dining					
Central Heat	A				
Central Air					
Plumbing	1				
Extra 3-Fixture					
Extra 2-Fixture					
Extra Fixtures					
Fireplace Stack					
Fireplace Openings					

OWNER:	HALE KATHIE L	< << Parcel 5 of 24 >> >	PARCEL NO.	24-0050162.000
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Land / Building Information

Total Parcel Values from below:	Land:	4,510	Building:	65,680	Total:	70,190
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	Front Foot Acres	Effective Frontage	Depth	Factor	Rate	Effective Rate	ext-Value	Inf	Code	Inf	Code	
Front Lot	.00	50.00	158	102	90	92	4600	2				4510
											Total Value	4510

Topography											
Property Address	120 S PIERCE ST						Neighbrhd Status			F	
Neighbrhd Code	2411 / Railroad-Commerical Area Zone										
Routing Number	048-00-024						Property Class			510	
Land Note							Building Note				
Call Back Information	: : : :										

Building Type	S	H	B	+	cons	FtxFt	Size	Unit Rate	Grade	Year Cond.	Replemnt Value	Phys. Depr.	Functnl Depr.	Value
DWELLING	1		B		F		1008	0	C	1992A	80100	18	0	65680
													Total:	65680