



Court Ordered Real Estate Auction

January 21st @ 1:00pm

Auction held on-site at:

**1450 Sara Ave.
Galion, Ohio 44833**

Crawford County Common Pleas Court

Case # 15CV0150

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

Mary I. Funston, 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: 912 SF, 3 Bedroom, 1 Bath, Ranch Home built in 1971 102' x 119' lot. Tax Appraised at \$63,100. Minimum Bid ONLY \$18,667!

Open Inspection: 30 minutes prior to auction time

Crawford County PID: 19-0025751.000 **Annual Taxes:** \$783

Terms: Sells As-is subject to Court-Ordered minimum bid of \$18,667 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.



EXHIBIT A

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

Being Inlot Number Three Thousand Seven Hundred Nine (3709) in Harding Way Allotment No. 3 in the City of Galion, Ohio. Subject to all easements and rights of way and all zoning and other restrictions of record.



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 # 15CV0150 Sale Date January 21, 2016

Plaintiff USA, acting through the Rural Development USDA Defendant Mary I. Funston, et al.

Parcel # 19-0025751.000 Address 1450 Sara Ave.

City/Township Galion County/Zip 44833

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:

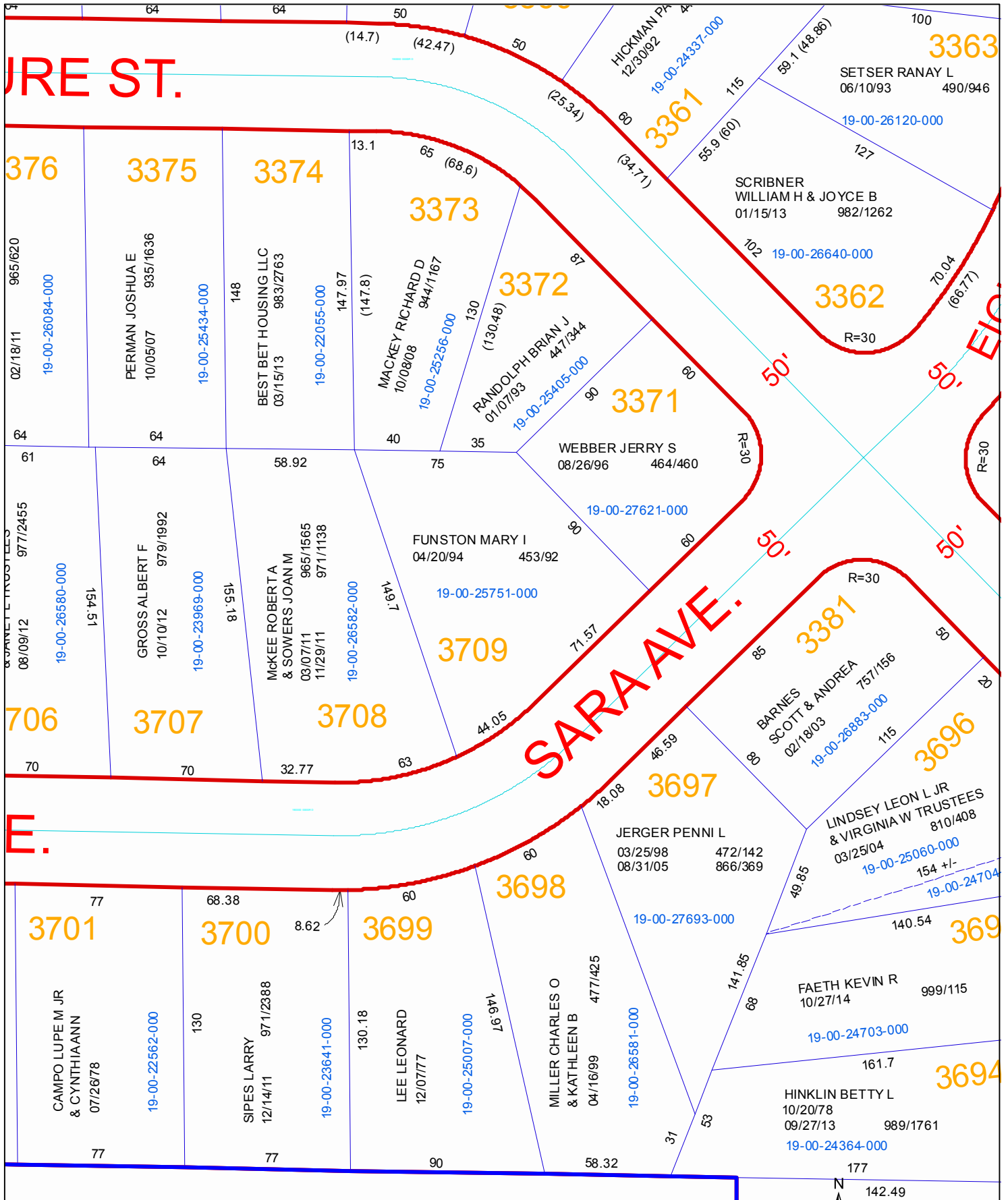
Property to be Deeded to:

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



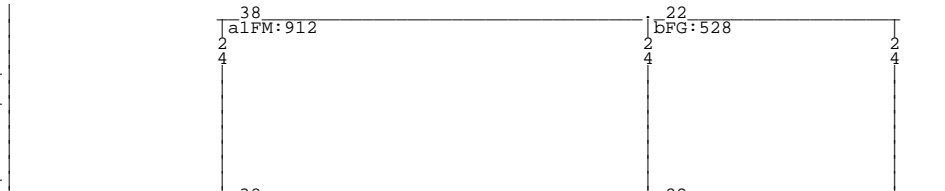
DISCLAIMER: The information displayed on this map is taken from public records, and is intended to be used as a reference. Map information is believed to be accurate, but accuracy is not guaranteed. Crawford County makes no warranties, express or implied, concerning the accuracy, completeness, or reliability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



GALION real property record CRAWFORD COUNTY, OHIO 19-0025751.000 res
 GALION CITY 00185 1/09/16 5:30:02 JOAN M WOLFE, AUDITOR 089-3-004
 sale eff rate: 55.50 55.60 56.20 54.30 a/r
 2012 FUNSTON MARY I 4/20/94 tax year 2012 2013 2014 2015 2016 2017 c a m a
 2013 FUNSTON MARY I 4/20/94 prop cls 510 510 510 510
 2014 FUNSTON MARY I 4/20/94 acres
 2015 FUNSTON MARY I 4/20/94 119.85AVGX115.62FTG-75R land100% 9090 9090 9090 9090 9090
 1450 SARA AV 1TR 3709 bldg100% 36910 36910 36910 36910 36910
 \$48000 tot1100% 46000t 46000t 46000t 46000t t t t 46000t

GALION OH 44833-3047 BK PG PB PG tax value:
 2016 land 35% 3180 3180 3180 3180 3180
 bldg 35% 12920 12920 12920 12920 12920
 totl 35% 16100t 16100t 16100t 16100t t t t 16100t
 hmstd35%
 owner oc 22.34 22.38 21.96 21.16
 hmstd rb
 net tax 781.82 783.34 794.96 768.44
 sp-asmnt 246.25

SHB+.cons.type.fc.sq-ft value
 1 F M 912 a *MAIN
 F G 528 b GARAGE
 STP P 24 c PORCH
 VINYL SIDING PERMLR TY12 NO CHG
 111815 Special assess for mow/trim 246.25 cert for
 ty 2015 pay in 2016
 (CH042094)
 TRI-ANNUAL RE



year land bldg total net tax
 2012 3180 12920 16100 781.82
 P r o j e c t fac's.ben acr.charged
 21-00000 SHUMAKER DITCH #92 .2400 2008/A
 98-00000 MISC 2015/A

1450 SARA AV scale: 1.00' per horiz, 2.00' per vert char
 cSTP:24
 6

occupancy 1 SINGLE FAM *DWELLING COMPUTATIONS
 story hgt 1 floor lvl main subtotal FRAME 912 53000
 SHINGLE roof GABLE 53000
 plstr/drywall D gar&carports 9600
 panelled wall X ext features 500
 floor/carpet X total value 63100
 floor/concret T
 number of rms 6 ALL PUB UTIL'S
 bedrooms 3 PUB PAVED ST/RD
 insulation F PUB SIDEWALK
 central heat A topo: LEVEL
 std plumbing 1 neighborhd: A
 code 1923

bldg type SHB+consFtxFt area unit grade blt/Renov cond replace phy fnc true
 1 DWELLING 1 F 912 1971A 56790 35 36910
 2 SHED *SV F 06X08 48 A
 acres/ efectv dpth actual efectv extnd influence true
 front lot frntge frntge dpth fctr rate rate value factor(s) value
 102.08 119 .89 100 89 9090

call back: - - - - sign: date: lister: -----19-0025751.000-v123014

OWNER:	FUNSTON MARY I	Parcel 1 of 1	PARCEL NO.	19-0025751.000
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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				912	53,000	
				Base Value		
				53,000		
Basement Finish	0	Attic Finish			0	
Heating	0	Air Conditioning			0	
Garages & Carports	9,600	Exterior Features			500	
New Construction	0					
				Dwelling Sub-Total		
				63,100		
				Grade Adjustment		
				C-		
				Replacement Value		
				56,790		
				Functional Depreciation Adjustment		
				35		
				Dwelling Value		
				36,910		
		Basement	First Floor	Second Floor	Partial Story	Attic
Interior finish						
Plaster/Drywall		D				
Unfinished						

rraming				
Wood Joist				
Floors				
Hardwoord				
Pine				
Carpet		X		
Concrete		T		
Tile/Linoleum				
Rooms		6		
Bedrooms		3		
Family Room				
Formal Dining				
Central Heat	A			
Central Air				
GAS				
Plumbing	1			
Extra 3-Fixture				
Extra 2-Fixture				
Extra Fixtures				
Fireplace Stack				
Fireplace Openings				

OWNER:	FUNSTON MARY I	Parcel 1 of 1	PARCEL NO.	19-0025751.000
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Land / Building Information						
Total Parcel Values from below:	Land:	9,090	Building:	36,910	Total:	46,000

	Front Foot Acres	Effective Frontage	Depth	Factor	Rate	Effective Rate	ext-Value	Inf	Code	Inf	Code	
Front Lot	.00	102.08	119	89	100	89	9090	0				9090
											Total Value	9090

	All	Water	Sewer	Gas	Elctrc		Paved	Gravel	Unimpr	Sidewlk	Alley
Public Utilities	A					Street/Road	P			S	
Topography	LEVEL										
Property Address	1450 SARA AV					Neighbrhd Status	A				
Neighbrhd Code	1923 / McClure-Sara-Trachsel-Seventh-Eighth SubDiv Zone										
Routing Number	089-3-004					Property Class	510				
Land Note						Building Note					
Call Back Information	: : : :										

Building Type	S	H	B	+	cons	FtxFt	Size	Unit Rate	Grade	Year Cond.	Replmnt Value	Phys. Depr.	Functnl Depr.	Value
DWELLING	1				F		912	0	C-	1971A	56790	35	0	36910
SHED	*SV F					06X08	48	0	C	A	0	0	0	0
													Total:	36910