



Court Ordered  
Real Estate Auction  
January 21<sup>st</sup> @ 2:00pm  
Auction held on-site at:  
**954 Highland Ave.  
Galion, Ohio 44833**



Crawford County Common Pleas Court  
Case # 15CV0083

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

Amanda L. Bush, et al., Defendants

**Online PRE-BIDDING at [www.BidNowllc.com](http://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:** 1,092 SF, 3 Bedroom, 1 Bath, Ranch Home built in 1960 over full basement on 72' x 124' lot. Tax Replacement Value at \$90,900. Minimum Bid ONLY \$22,667!

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

**Crawford County PID:** 19-00224194.000 **Annual Taxes:** \$1,043

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$22,667 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 known as Inlot Number Three Thousand Two Hundred and Seven (3207) of the new and revised numbers of Inlots of said City of Galion, Ohio, as the same are consecutively numbered.

Subject to restrictions of record in Deed Vol. 247, Page 51, Deed Records, Crawford County, Ohio.



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 # 15CV0083 Sale Date January 21, 2016

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

Parcel # 19-00224194.000 Address 954 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



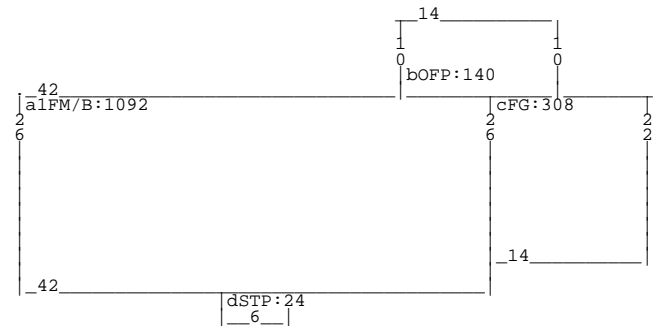
DISCLAIMER: The information displayed on this map is taken from public records, and is intended to be used as a reference. Map information is believed to be accurate, but accuracy is not guaranteed. Crawford County makes no warranties, express or implied, concerning the accuracy, completeness, or reliability 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 19-0024194.000 res  
 GALION CITY 00185 1/09/16 5:30:02 JOAN M WOLFE AUDITOR 040-1-005  
 sale eff rate: 55.50 55.60 56.20 54.30 a/r  
 2012 BUSH AMANDA L 5/29/03 tax year 2012 2013 2014 2015 2016 2017 c a m a  
 2013 BUSH AMANDA L 5/29/03 prop cls 510 510 510 510  
 2014 BUSH AMANDA L 5/29/03 acres  
 2015 BUSH AMANDA L 5/29/03 124 X 72 land100% 8510 8510 8510 8510 8500  
 954 HIGHLAND AV FID 3207 bldg100% 52710 52710 52710 52710 52720  
 \$85900 tot1100% 61220t 61220t 61220t 61220t t t t 61220t

GALION OH 44833-1523 BK 771 PG 873 PB PG  
 2016 tax value: land 35% 2980 2980 2980 2980 2980  
 bldg 35% 18450 18450 18450 18450 18450  
 totl 35% 21430t 21430t 21430t 21430t t t t 21430t  
 hmstd35%  
 owner oc 29.74 29.80 29.24 28.16  
 hmstd rb  
 net tax 1040.64 1042.66 1058.12 1022.84

SHB+.cons.type.fc.sq-ft value  
 1 B F M 1092 a \*MAIN  
 OFP P 140 b PORCH  
 F G 308 c GARAGE  
 STP P 24 d PORCH



PERMLR TY12 NO CHG

TRI-ANNUAL RE

sale# #p mm dd yy to/remarcs type/invalid? sale\$ co:land co:bldg  
 423 1 5/29/03 BUSH AMANDA L FID 85900 6260 60400

year land bldg total net tax  
 2012 2980 18450 21430 1040.64

954 HIGHLAND AV scale: 1.00' per horiz, 2.00' per vert char

occupancy 1 SINGLE FAM \*DWELLING COMPUTATIONS  
 story hgt 1  
 floor lvl main FRAME 1092 61400  
 basement 1092 16500  
 subtotal 77900  
 SHINGLE roof HIP  
 B 1 2 U A  
 plstr/drywall P air conditng 2900  
 unfnshd wall X plumbing 1200  
 floor/carpet X gar&carports 5300  
 floor/concret X ext features 3600  
 floor/til-lino L total value 90900  
 number of rms 2 6  
 bedrooms 3  
 insulation F ALL PUB UTIL'S  
 central heat A PUB PAVED ST/RD  
 central a/c A topo: LEVEL  
 std plumbing 1 neighborhd: A  
 xtra fixtures 1 code 1913

bldg type	SHB+cons	DixHt	area	unit	rate	grade	blt/Renov	cond	replace	phy	fnc	true
1 DWELLING	1 B F	FtxFt	1092			C	1960A		90900	42	dpr	52720
front lot	acres/	efectv	dpth	actual	efectv	rate	extnd	influence	factor(s)			true
	frntge	frntge	dpth	fctr	rate	rate	value					value
	72.00	124	.91	130	118	8500	8500					8500

call back: - - - sign: date: lister: -----19-0024194.000-v123014

<b>OWNER:</b>	BUSH AMANDA L	Parcel 1 of 1	<b>PARCEL NO.</b>	19-0024194.000
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Dwelling / Main Structure Attributes						
<b>Occupancy</b>	1	Single Family				
<b>Notes</b>						
	PERMLR TY12 NO CHG					
<b>Story Height</b>	1					
				<b>Type</b>		
<b>Roofing</b>	Shingle		HIP			
<b>Dwelling Computations:</b>				<b>Sq Feet</b>	<b>Value</b>	
1st story				1,092	61,400	
+ basement / - slab				1,092	16,500	
				<b>Base Value</b>		
				77,900		
<b>Basement Finish</b>	0	<b>Attic Finish</b>			0	
<b>Heating</b>	0	<b>Air Conditioning</b>			2,900	
<b>Plumbing</b>	1,200					
<b>Garages &amp; Carports</b>	5,300	<b>Exterior Features</b>			3,600	
<b>New Construction</b>	0					
				<b>Dwelling Sub-Total</b>		
				90,900		
				<b>Grade Adjustment</b>		
				C		
				<b>Replacement Value</b>		
				90,900		
				<b>Functional Depreciation Adjustment</b>		
				42		
				<b>Dwelling Value</b>		
				52,720		
		<b>Basement</b>	<b>First Floor</b>	<b>Second Floor</b>	<b>Partial Story</b>	<b>Attic</b>
<b>Interior finish</b>						

<b>Plaster/Drywall</b>		P			
<b>Unfinished</b>	X				
<b>Framing</b>					
<b>Wood Joist</b>					
<b>Floors</b>					
<b>Hardwood</b>					
<b>Pine</b>					
<b>Carpet</b>		X			
<b>Concrete</b>	X				
<b>Tile/Linoleum</b>		L			
<b>Rooms</b>	2	6			
<b>Bedrooms</b>		3			
<b>Family Room</b>					
<b>Formal Dining</b>					
<b>Central Heat</b>	A				
<b>Central Air</b>	A				
<b>Plumbing</b>	1				
<b>Extra 3-Fixture</b>					
<b>Extra 2-Fixture</b>					
<b>Extra Fixtures</b>		1			
<b>Fireplace Stack</b>					
<b>Fireplace Openings</b>					

<b>OWNER:</b>	BUSH AMANDA L	Parcel 1 of 1	<b>PARCEL NO.</b>	19-0024194.000
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### Land / Building Information

<b>Total Parcel Values from below:</b>	<b>Land:</b>	8,500	<b>Building:</b>	52,720	<b>Total:</b>	61,220
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	Front Foot Acres	Effective Frontage	Depth	Factor	Rate	Effective Rate	ext-Value	Inf	Code	Inf	Code	
Front Lot	.00	72.00	124	91	130	118	8500	0				8500
<b>Total Value</b>											8500	

	All	Water	Sewer	Gas	Elctrc		Paved	Gravel	Unimpr	Sidewlk	Alley
<b>Public Utilities</b>	A					<b>Street/Road</b>	P				
<b>Topography</b>	LEVEL										
<b>Property Address</b>	954 HIGHLAND AV					<b>Neighbrhd Status</b>	A				
<b>Neighbrhd Code</b>	1913 / Highland-Clearview-Arlington-Wagner-Bucyrus Road										
<b>Routing Number</b>	040-1-005					<b>Property Class</b>	510				
<b>Land Note</b>						<b>Building Note</b>					
<b>Call Back Information</b>	: : : :										

Building Type	S	H	B	+	cons	FtxFt	Size	Unit Rate	Grade	Year Cond.	Replmnt Value	Phys. Depr.	Functnl Depr.	Value
DWELLING	1		B		F		1092	0	C	1960A	90900	42	0	52720
<b>Total:</b>													52720	