



Foreclosure  
Real Estate Auction  
Tuesday, April 19th @ 3:00pm  
Auction held on-site at:  
**6615 Pleasantview Road NE**  
**Lancaster, Ohio 43130**



Ordered Sold by:  
Fairfield County  
Court of Common Pleas Case #2014CV00730  
Peoples Bank National Association, Plaintiff vs. Louis V. Mclaskey., et al., Defendants

**Online Bidding available at [www.BidNowllc.com](http://www.BidNowllc.com)**



**Description:** 3BR, 1 Bath 1,720 SF Modular on 2.7 Acres. Tax Appraised at \$103,320. Minimum Bid Only \$48,000!

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

**Fairfield County PID:** 0340052500 **Annual Taxes:** \$1,050.59

**Terms:** Sells subject to minimum bid of \$48,000. No contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Clean 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.

**Successful Bidder shall acknowledge understanding of the following statements prior to bidding:**

*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. I also understand that Plaintiff will only pay delinquent taxes and any items required to provide Clear Title and that I will be responsible for all costs associated with closing this transaction including any taxes that are not delinquent.*

**Tim Lile, CAI - Auctioneer**  
**(937)689-1846**  
**timlileauctioneer@gmail.com**  
**Ohio Sheriff Sales, LLC**

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