



Foreclosure  
Real Estate Auction  
Tuesday, August 9<sup>th</sup> @ 10:00am  
Auction held on-site at:  
**8193 Water Street**  
**Washington CH, OH 43160**



Ordered Sold by:  
Fayette County  
Court of Common Pleas Case #CVE20140335  
Peoples Bank National Association, Plaintiff vs. Jon Kevin May., et al., Defendants



**Description:** 3BR, 1 Bath, 862 SFR on Double Lot with detached garage. Minimum Bid Only \$10,000!

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

**Fayette County PID** 05001100200200 & 050-011-0-02-003-00 **Annual Taxes:** \$547.48

**Terms:** Sells subject to minimum bid of \$10,000. 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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