



Foreclosure
Real Estate Auction
Thursday, May 5th @ 12:30pm
Auction held on-site at:
3540 Blind Road
Stockport, OH 43787



Ordered Sold by:
Morgan County
Court of Common Pleas Case #15CV0108
Peoples Bank National Association, Plaintiff vs. Tony E. Strode, et al., Defendants



Description: 24 x 48 Mobile Home on 5.7 Acres. Tax Appraised at \$58,010. Minimum Bid Only \$16,667!

Open Inspection: 30 minutes prior to auction time

Morgan County PID: 1700143301 & 1700143401 **Annual Taxes:** \$869.63

Terms: Sells subject to minimum bid of \$16,667. 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
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Ohio Sheriff Sales, LLC

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