



**Court Ordered  
Real Estate Auction**

June 21<sup>st</sup> @ 10:00am

Auction held on-site at:

**1600-1602 Hearthstone Drive  
Dayton, Ohio 45410**

Montgomery County Common Pleas Court

Case # 2016 CV 00650

River Valley Credit Union, Inc., Plaintiff

vs.

Owens Limited Family Partnership, et al., Defendants



**Description:** 2,520 SF, 2-Story Duplex with (2) 3-BR, 1Bath Units built in 1925. Tax Appraised at \$63,550.

**Minimum Bid ONLY \$22,556!**

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

**Montgomery County PID:** R72 15203 0014 **Annual Taxes:** \$1,962.13

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$22,556 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 48 hours prior to auction; 2) Accompany your client to the scheduled inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing.

**Tim Lile, CAI - Auctioneer  
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timlileauctioneer@gmail.com  
Ohio Real Estate Auctions, LLC**

**Disclaimer:** Information contained herein was obtained from sources deemed reliable. However, neither Ohio Sheriff Sales, a division of 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.