

## Court Ordered Real Estate Auction

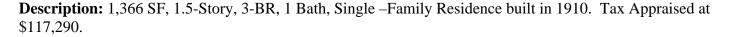
June 21<sup>st</sup> @ 12:30pm Auction held on-site at:

## 2243 S. Dixie Hwy Dayton, Ohio 45409

Montgomery County Common Pleas Court Case # 2016 CV 00651 River Valley Credit Union, Inc., Plaintiff

VS.





## Minimum Bid ONLY \$21,889!

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

Montgomery County PID: N64 00302 0078 Annual Taxes: \$3,555.23

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$21,889 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 (937)689-1846 timlileauctioneer@gmail.com Ohio Real Estate Auctions, LLC

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