



**Court Ordered  
Real Estate Auction**

June 30<sup>th</sup> @ 10:00am

Auction held on-site at:

**808 Roanoke Street  
Crestline, Ohio 44827**

Crawford County Common Pleas Court

Case # 15CV0332

Acting Through Rural Development United States of America, United States Department of Agriculture (USDA), Plaintiff

vs.

Orville K. Shindeldecker, et al., Defendants



**Description:** 912 SF, 3 Bedroom, 1 Bath, Single Family Home built in 1960 on a 66' x 162' platted lot. Tax Appraised at \$76,800. Minimum Bid ONLY \$19,934!

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

**Crawford County PID:** 24-0021022.000 **Annual Taxes:** \$739.15

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$19,934 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:** 2% 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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