



Court Ordered Real Estate Auction

June 30th @ 12:00pm

Auction held on-site at:

309 Towne Street

New Washington, Ohio 44854

Crawford County Common Pleas Court

Case # 15CV0100



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

vs.

Sheila A. Marquart, et al., Defendants



Description: 2,424 SF, 1 Bedroom, 1.5 Bath, Single Family Home built in 1973 on a .34 acre platted lot. Tax Appraised at \$103,060. Minimum Bid ONLY \$43,334!

Open Inspection: 30 minutes prior to auction time

Crawford County PID: 1500002673.000 **Annual Taxes:** \$1,486.96

Terms: Sells As-is subject to Court-Ordered minimum bid of \$43,334 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
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Ohio Real Estate Auctions, LLC

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