



Foreclosure  
Real Estate Auction  
Tuesday, August 9<sup>th</sup> @ 12:30pm  
Auction held on-site at:  
**4613 Bottom Lane**  
**Hillsboro, OH 45133**



Ordered Sold by:  
Highland County  
Court of Common Pleas Case #16-CV-0004  
Peoples Bank National Association, Plaintiff vs. Rebecca A. Jolliff., et al., Defendants



**Description:** 3BR, 2 Bath, 2,195 SF Single Family home on 7.959 Acres built in 1993. Tax Appraised at \$145,800

NO MINIMUM & NO RESERVE!

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

**Highland County PID 30-20-000-312.02 Annual Taxes:** \$1,937.78

**Terms:** Sells subject to Court Confirmation Only with no minimum bid. 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**  
**(937)689-1846**  
**timlileauctioneer@gmail.com**  
**Ohio Sheriff Sales, LLC**

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