Court Ordered
Real Estate Auction

August 25th @ 11:00am

Auction held on-site at:

1655 Woodman Drive
Dayton, Ohio 45403

Montgomery County Common Pleas Court

Case # 2016 CV 00647

River Valley Credit Union, Inc., Plaintiff

vs.

Owens Limited Family Partnership, et al., Defendants

Description: 1,256 Sq. Ft. Single Family Ranch Home built in 1956. Tax Appraised at $61,250.

Minimum Bid ONLY $17,667!

Open Inspection: 30 minutes prior to auction time

Montgomery County PID: R72 16418 0022   **Annual Taxes:** $1,801.34

Terms: Sells As-is subject to Court-Ordered minimum bid of $17,667 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.

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Ohio Real Estate Auctions, LLC