



**FORECLOSURE**  
**Real Estate Auction**  
Thursday, October 6<sup>st</sup> @ 11:00am  
Auction held on-site at:  
**406 Duane Street**  
**Clyde, Ohio 43410**  
Sandusky County Common Pleas Court  
Case # 16CV259

Acting Through Rural Development United States of America, United States Department of Agriculture (USDA), Plaintiff  
V  
Beatrice Dyer, et al., Defendants



**Description:** 864 SF, 2 Bedroom, 1 Bath, Single-Family Home built in 1930 with full basement on 50' x 157' corner lot. Tax Appraised at \$58,050. Minimum Bid ONLY \$25,112!

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

**Sandusky County PID:** 32-50-00-1295-00 **Annual Taxes:** \$763.48

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$25,112 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 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing.

**Tim Lile, CAI - Auctioneer**  
**(937)689-1846**  
**timlileauctioneer@gmail.com**  
**Ohio Real Estate Auctions, LLC**

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