



FORECLOSURE AUCTION

Wednesday, October 5th @ 11:00am

Auction held on-site at:

**505 Orchard Avenue
Cambridge, OH 43725**

Ordered Sold by:

Guernsey County Court of Common Pleas Case #15CV421

Peoples Bank National Association, Plaintiff vs. Jessica N. Pollack (NKA Jessica N. Garcia), et al., Defendants



Description: 3BR, 1 Bath totaling 1,150 SF on a double platted lot. Minimum Bid Only \$11,889!

Open Inspection: 30 minutes prior to auction time

Guernsey County PID 060000927000 & 060000928000 **Annual Taxes:** \$349.50

Terms: Sells subject to minimum bid of \$11,889. 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**

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC Auctioneers nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.

EXHIBIT A

TRACT 1

Situated in the City of Cambridge, County of Guernsey and State of Ohio and known as and being lot Number Three (3) in A.O. Long's Addition to the said City.

TRACT 2

Situated in the City of Cambridge, County of Guernsey and State of Ohio and known as and being lot Number Four (4) in A.O. Long's Addition to the City of Cambridge, Ohio, as the same is marked and delineated on the recorded plat thereof.

EXCEPTING from said Lots Three (3) and Four (4) in A.O. Long's Addition to the City of Cambridge, Ohio the following described tracts:

1) A strip of land twenty (20) feet wide off of the South side of said Lot No. 4 and more particularly described as follows: Commencing for the same at the Southwest corner of Lot 4; thence South eighty-eight (88) degrees 30' East one hundred and forty-six (146) feet to a point, said point being the Southeast corner of said Lot No. 4; thence North one (1) degree 30' East twenty (20) feet; thence North eighty-eight (88) degrees 30' West one hundred and forty-six (146) feet to a point, said point being on the West line of said Lot No. 4; thence South one (1) degree 30' West twenty (20) feet to the place of beginning.

2) A lot of land transferred by Ralph Jirles, et ux., to Fred Darwin Sprague, et ux., recorded in Volume 207, Page 411 of the Records of Guernsey County, Ohio and beginning at the Northwest corner of Lot No. 4; thence South along the West line of said Lot No. 4, a distance of thirty and one-half (30 ½) feet to a point; thence East and parallel with the South line of Lot No. 4 a distance of sixty-nine (69) feet to a point; thence North and parallel with the West line of said Lot No. 4 a distance of thirty and one-half (30 ½) feet to a point on the North line of said Lot No. 4; thence North and parallel with the West line of Lot No. 3, a distance of fifty-five and eight tenths (55.8) feet to a point; thence West and parallel with the North line of said Lot No. 3 a distance of sixty-nine (69) feet to a point on the West line of said Lot No. 3; thence North along the West line of said Lot 3 a distance of fifty-five and eight tenths (55.8) feet to the place of beginning.

Parcel Numbers: 060000927000 and 060000928000
505 Orchard Avenue
Cambridge, OH 43725

Guernsey County, Ohio - Property Record Card, Page 1
Parcel: 060000928000

GENERAL PARCEL INFORMATION

Owner POLLOCK CINDY & JESSICA
 Property Address 505 ORCHARD AVE
 Mailing Address 225 LONG STREET
 CAMBRIDGE OH 43725
 Owner Address 505 ORCHARD AVE
 UNAVAILABLE
 Land Use 510 SINGLE FAMILY DWELLING, PLATTED LOT
 Routing Number 3/ 2/A03-20
 Legal Description PT 4 LONG

MAP

A map is not available.

VALUATION

	Appraised	Assessed
Land Value	\$7,030.00	\$2,460.00
Improvements Value	\$13,570.00	\$4,750.00
Total Value	\$20,600.00	\$7,210.00
CAUV Value	\$0.00	\$0.00
Taxable Value		\$7,210.00

LAND

Description	Acreage/FrontaEffective	Depth	Depth Factor	Actual Value
FRONT LOT	0 77	61	63	7020

AGRICULTURAL

Soil Code	Acreage
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SALES

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
0000178	2/8/2006	0	1WD	
0000868	6/13/2002	8000	2WD	
0001531	10/11/2001	10000	1WD	
0000566	4/24/1996	10000	2WD	
0001294	9/6/1995	0	1WD	

TAX

Gross Charge	\$511.54
Reduction Factor	(\$116.24)
10% Rollback	(\$33.50)
2.5% Homesite Rollback	(\$8.38)
Homestead Reduction	\$0.00
Penalties And Adjustments	\$140.70
Net Annual Tax	\$1,250.40

Guernsey County, Ohio - Property Record Card, Page 2

Parcel: 060000928000

Card: 0

GENERAL PARCEL INFORMATION

Owner POLLOCK CINDY & JESSICA
 Property Address 505 ORCHARD AVE
 Mailing Address 225 LONG STREET
 CAMBRIDGE OH 43725
 Owner Address 505 ORCHARD AVE
 UNAVAILABLE
 Land Use 510 SINGLE FAMILY DWELLING, PLATTED LOT
 Routing Number 3/ 2/A03-20
 Legal Description PT 4 LONG

VALUATION

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Land Value	\$7,030.00	\$2,460.00
Improvements Value	\$13,570.00	\$4,750.00
Total Value	\$20,600.00	\$7,210.00
CAUV Value	\$0.00	\$0.00
Taxable Value		\$7,210.00

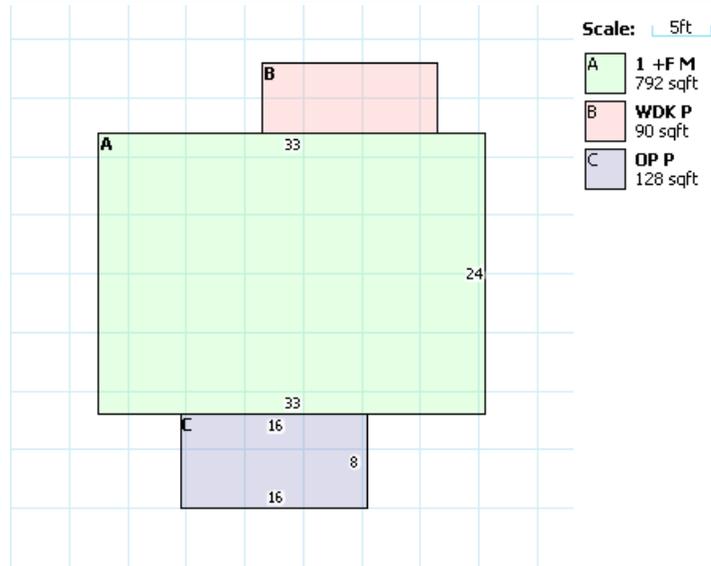
IMPROVEMENTS

Building Type	SHB	Area	Rate	Grade	Year Built	Value
DWELLING	1 +F	792	0	086%	0	\$13,570.00

RESIDENTIAL

Year Built	0
Number of Stories	1+
Total Living Area	792
Total Rooms:	7
Total Bedrooms	0
Total Baths	1
Total Family Rooms	0

SKETCH



RESIDENTIAL DETAIL

	Basement	First Fl	Partial Upper Fl	Full Upper Fl	Attic
Area (F/Un)	0/0	792	0	0	792/792
Value	\$0.00	\$42,000.00	\$0.00	\$0.00	\$3,000.00
Plaster/Drywall		X		X	
Paneling					
Fiberboard					
Unfinished					
Wood Joist		X		X	
Fire-Resist					
Fire-Proof					
Hardwood					
Pine		X		X	
Carpet					
Concrete					
Tile/Linoleum		X			
Rooms	0	5	0	2	0
Bedrooms	0	0	0	0	0
Family Rooms	0	0	0	0	0
Dining Rooms	0	0	0	0	0
Insulation					
Central Air					
Heat Pump					
Central Heat	N				
Plumbing	1	0	0	0	0

Guernsey County, Ohio - Property Record Card, Page 1
Parcel: 060000927000

GENERAL PARCEL INFORMATION

Owner POLLOCK CINDY & JESSICA
Property Address ORCHARD
Mailing Address 225 LONG STREET
CAMBRIDGE OH 43725
Owner Address 505 ORCHARD AVE
UNAVAILABLE
Land Use 590 OTHER RESIDENTIAL STRUCTURES, PLATTED LOT
Routing Number 3/ 2/A03-20
Legal Description PT 3 LONG

MAP

A map is not available.

VALUATION

	Appraised	Assessed
Land Value	\$3,110.00	\$1,090.00
Improvements Value	\$1,510.00	\$530.00
Total Value	\$4,620.00	\$1,620.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$1,620.00	

LAND

Description	Acreage/FrontaEffective	Depth	Depth Factor	Actual Value
REAR LOT	0 77	61	28	3110

AGRICULTURAL

Soil Code	Acreage
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SALES

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
0000178	2/8/2006	0	2WD	
0000868	6/13/2002	8000	2WD	
0001531	10/11/2001	10000	1WD	
0000566	4/24/1996	10000	1WD	
0001294	9/6/1995	0	1WD	

TAX

Gross Charge	\$114.94
Reduction Factor	(\$26.12)
10% Rollback	(\$7.52)
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Penalties And Adjustments	\$15.29
Net Annual Tax	\$185.18

Guernsey County, Ohio - Property Record Card, Page 2

Parcel: 060000927000

Card: 0

GENERAL PARCEL INFORMATION

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 CAMBRIDGE OH 43725
 Owner Address 505 ORCHARD AVE
 UNAVAILABLE
 Land Use 590 OTHER RESIDENTIAL STRUCTURES, PLATTED LOT
 Routing Number 3/ 2/A03-20
 Legal Description PT 3 LONG

SKETCH

A sketch is unavailable for this parcel.

VALUATION

	Appraised	Assessed
Land Value	\$3,110.00	\$1,090.00
Improvements Value	\$1,510.00	\$530.00
Total Value	\$4,620.00	\$1,620.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$1,620.00	

IMPROVEMENTS

Building Type	SHB	Area	Rate	Grade	Year Built	Value
02	CB 14X24	336	0	082%	OLD	\$1,520.00

RESIDENTIAL DETAIL

	Basement	First Fl	Partial Upper Fl	Full Upper Fl	Attic
Area (F/Un)	0/0	0	0	0	0/0
Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Plaster/Drywall					
Paneling					
Fiberboard					
Unfinished					
Wood Joist					
Fire-Resist					
Fire-Proof					
Hardwood					
Pine					
Carpet					
Concrete					
Tile/Linoleum					
Rooms	0	0	0	0	0
Bedrooms	0	0	0	0	0
Family Rooms	0	0	0	0	0
Dining Rooms	0	0	0	0	0
Insulation					
Central Air					
Heat Pump					
Central Heat					
Plumbing	0	0	0	0	0

RESIDENTIAL

Year Built	0
Number of Stories	
Total Living Area	0
Total Rooms:	0
Total Bedrooms	0
Total Baths	0
Total Family Rooms	0



Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of _____ Common Pleas Court of Guernsey County

Case # _____ 15CV421 _____ Sale Date _____ October 5, 2016 _____

Plaintiff _____ Peoples Bank National Association _____ Defendant _____ Jessica N. Pollack, et al. _____

Parcel # _____ 060000927000 & 060000928000 _____ Address _____ 505 Orchard Ave. _____

City/Township _____ Cambridge _____ Zip _____ 43725 _____

High Bid \$ _____ Buyer's Premium \$ _____ Total Purchase Price \$ _____

Deposit Amount \$ _____ Payable to _____ M & M Title Company _____

Check # _____ Bank Name _____

Title or Escrow Co. that will perform the closing and disburse funds according to the Confirmation of Sale:
_____ M & M Title Company; 7925 Paragon Road, Dayton, Ohio 45459 (937)434-7366; Tyna Brown; TBrown@mmtitle.com _____

Is the property now a residential rental property? _____ Yes _____ X _____ No _____ Unknown _____

Will the purchaser occupy the lands and tenements? _____ Yes _____ No _____

PURCHASER INFORMATION:

Name _____

Contact if above is a Business Entity _____

Address, City, State & Zip _____

Best Phone # _____ Email _____

Purchaser is (circle one): Individual, Trust, Business Trust, Estate, Partnership, Limited Partnership, LLC, Association, Corporation, Other Business Entity, or Non Business.

The Contact person is (circle one): Individual, Trustee, Executor or Administrator, General Partner, Member, Manager or Officer of LLC, Associate, Member, Manager or Officer for any other business entity.

Property to be Deeded to: _____

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.

Printed Name _____ Signature _____