Master Commissioner's Report of Sale and Purchaser Information Form

Ohio Revised Code Sections 2329.26, 2329.27, 2329.271, 2329.152

In the Court of Common Pleas, Butler County, Oh. Case # CV2017081967

Plaintiff: JP Morgan Chase Bank NA

Defendant: Day'd succor & Towing, LLC, LLC, et al.

Property Address: 253 - 259 S. Edgewood Ave. Hamilton, Ohio 45013

Parcel ID#: P6412007000070 & 72 Date of Sale: July 11, 2019

Location of Auction: Onsite at Subject Property W/ Online bidding available at: OhioRealEstateAuctions.com

High Bid Amount: $_____ + 10% Buyer's Premium of $_____ Total Purchase Price $_____

Costs:

Appraisal $_____ Publication $_____ Fee charged by Master Commissioner $_____

Master Commissioner Marketing $_____ Title Agency Fee $0_____ Misc. Fees $_____

Other $_____

Non-Refundable Deposit amount: $_____ Trust account for deposit: Thompson Auctioneer's, Inc.

Title or Escrow Co. that will perform the closing and disburse funds according to the Confirmation of Sale:

M&M Title Co; 7925 Paragon Road, Dayton, Oh. 45459; (937)434-7366; Tyna Brown; tbrown@mmtitle.com

Is the property now a residential rental property? N/A Commercial Property

Will the purchaser occupy the lands and tenements? N/A Commercial Property

Purchaser Information: Name:_____

Contact if above is a Business Entity:_____

Address, City, State & Zip:_____

Best Phone #:_____ Email:_____

Purchaser is (choose one): Individual_____ Trust_____ Business Trust_____ Estate Partnership_____

Limited Partnership_____ LLC_____ Association_____ Corporation_____ Other Business Entity_____ Non Business_____

The Contact Person Is (choose one): Individual_____ Trustee_____ Executor or Administrator_____ Member_____General Partner_____ Manager or Officer of LLC_____ Associate_____ Mgr or Officer for Other Business Entity_____

Property is 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 $_____ 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 and may face additional penalties. Finally, I understand that I will be responsible for all costs associated with closing this transaction including title search, deed preparation, closing agent fees, etc.

Signature of Buyer:_____ **Date:**_____

Submitted by Master Commissioner, _____Steve Thompson

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