

**COURT ORDERED  
Real Estate Auction**

By Master Commissioner  
Live Onsite Bidding

**Thursday, July 11th @ 4:00pm**

(Internet Bidding Ends @ 4:30pm)

**253 - 259 S. Edgewood Ave.**

**Hamilton, Ohio 45013**

**Appraised @ \$186,000 ~ Minimum Bid ONLY \$124,000!**

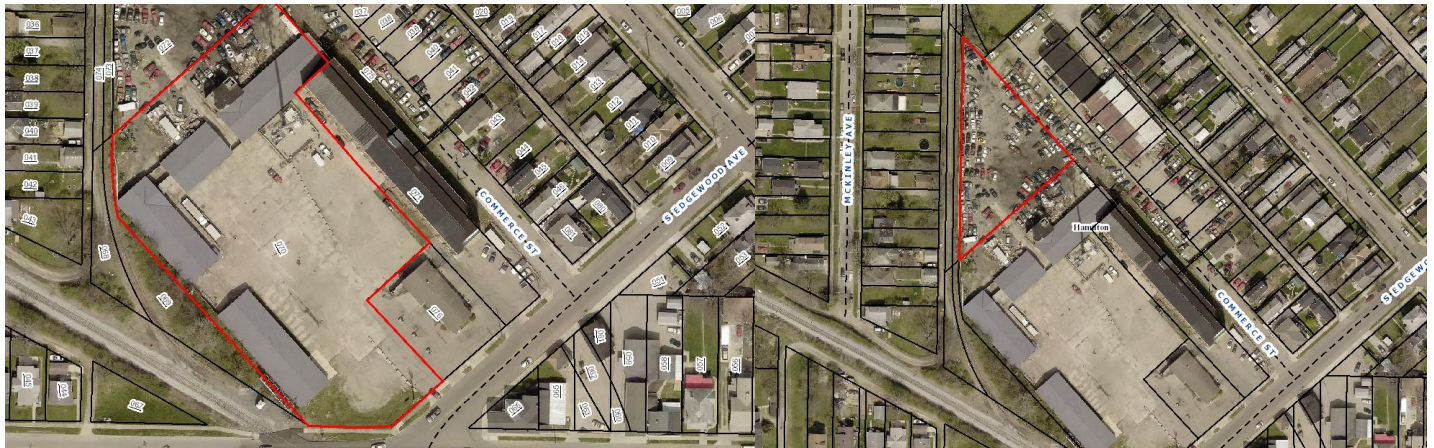
**Butler County**

**Case No. CV2017081967**

**JP Morgan Chase Bank NA**

**VS.**

**Day's Sunoco & Towing, LLC, et al**



**Internet Bidding Available @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**PROPERTY DESCRIPTION:** Multiple vacant brick structures on two parcels totaling 3+ acres of industrial land.

**HAMILTON COUNTY PID's:** P6412007000070 & P6412007000072

**ANNUAL TAXES:** \$4,957

**INSPECTION:** 30 Minutes Prior To Auction. Feel free to walk it any time.

**TERMS:** Property selling by Court-appointed Master Commissioner subject to minimum bid of \$124,000 which is 2/3<sup>rd</sup>'s of the Butler County Sheriff's appraised value of \$186,000. Other terms are: as-is with no contingencies for financing, inspections or otherwise. All desired inspections should be completed prior to auction. 10% Buyer's Premium will be added to winning bid to establish final purchase price. Taxes prorated to date of sale. Buyer pays all closing and transfer costs. **Deposit and Closing:** Successful bidder will be required to deposit 10% of the total purchase price on auction day. Close within 30 days of Court Confirmation through M & M Title Company.

**Realtor Participation:** See website for requirements and terms.

**Steve Thompson – Master Commissioner/Auctioneer (937)609-6177**

**[sthompson@thompsonauctioneers.com](mailto:sthompson@thompsonauctioneers.com)**

**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

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