**TERMS OF SALE**

* This is a Foreclosure Auction ordered by the Clermont County Common Pleas Court. The foreclosure process clears all liens and encumbrances on the subject property unless otherwise stated.

* The property sells with a minimum opening bid of $168,771. **IMPORTANT NOTE: Property selling subject to mortgage of Mortgage Electronic Registration Systems, Inc., as nominee for First Equity Mortgage Incorporated in the amount of $140,422 with interest at the rate of 2.75% per annum from July 1, 2025, and as may be adjusted pursuant to the terms of the note and mortgage, plus court costs, advances and other charges as allowed by law.**

* The required deposit is $10,000.

* Successful bidder will be required to deposit above amount into the trust account of Ohio Sheriff Sales by 5:00pm day of auction end. This can be done directly at any Chase Bank branch OR by initiating a wire transfer OR via Zelle using Barry@OhioSheriffSales.com (you may have to arrange a one-time daily limit increase with your financial institution for this option). If deposit has not been made by stated time, purchaser automatically authorizes Ohio Sheriff Sales to charge the credit card provided at the time of registration for the required deposit amount plus a 5% processing fee.

* The real estate is sold AS-IS with NO CONTINGENCIES, WARRANTIES or GUARANTEES.

* Closing required within 30 days of court confirmation.

* No contract is signed after the auction. A one page Purchaser Information Form is the only document that is required by the Court. See Documents section of this listing for the form.

* A 10% buyer's premium will be added to the high bid to obtain the final selling price.

* Buyer pays all closing costs.

* Private Selling Officer Deed or equivalent given at closing with no liens or back taxes.

* Provisional Auction Date: In the event the $168,771 minimum bid is not achieved on the first auction date, a second online auction will take place ending on January 20, 2027 @ 12:00pm subject to no minimum bid.

* The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. This generally only comes into play when a property goes to the 2nd auction with no minimum bid.

* **BUYER DEFAULT**: Be aware, if you are unable to close within 30 days of court confirmation, your deposit is non-refundable, and you could be liable for other costs and penalties including possible being found in contempt of court.

* **CASH ONLY SALE**: Sale is considered CASH ONLY with NO CONTINGENCIES. NO INTERIOR ACCESS WILL BE AVAILABLE BEFORE CLOSING ~ understand that this sale is not contingent upon the ability to obtain a lender appraisal, the results thereof or ANY denial of purchaser financing.

*** ONLINE BIDDING NOTES:**

**Bid Increment:** $1,000

**Max Bid:** Place your 'max bid' in the bid box, click the bid button and select whether you want to raise to your maximum or bid the next increment allowing the system to bid on your behalf up to your max bid. You will be notified by email and or text if your maximum is exceeded by another bidder if you enable texts and emails.

**Bid Extensions:** If a bid is placed in the last 3 minutes before the scheduled auction end time, bidding will extend back out to 3 minutes. Bid extensions will continue until a 3-minute period of time elapses after the stated auction end time with no advance in the bidding.