



Court Ordered
Real Estate Auction
Thursday, January 21st @ 4:30pm
Auction held on-site at:
**128 N. Church Street
Clyde, Ohio 4410**



Sandusky County Common Pleas Court
Case # 15CV413

Acting Through Rural Development United States of America, United States Department of Agriculture (USDA), Plaintiff
V

Courtney M. Durdel, Defendant

Online PRE-BIDDING at www.BidNowllc.com Closes 1/20 @ 3:33pm

Winning Pre-bidder at or above the minimum bid will be contacted by phone to participate in the live auction



Description: 1,344 SF, 3 Bedroom, 1 Bath, 1.5-Story Home built in 1900 with full basement and fireplace on 40' x 78' corner lot. Tax Appraised at \$53,090. Minimum Bid ONLY \$25,112!

Open Inspection: 30 minutes prior to auction time

Sandusky County PID: 32-50-00-0089-02 **Annual Taxes:** \$851.30

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. **NOTE: If bidding online, you must register your client prior to their registering online.**

**Tim Lile, CAI - Auctioneer
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Ohio Real Estate Auctions, LLC**

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