



Court Ordered
Real Estate Auction
Tuesday, November 3rd @ 2:30pm
Auction held on-site at:
**1135 Fremont Street
Bucyrus, Ohio 44820**



Crawford County Common Pleas Court
Case # 14CV0323

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

Linda L. Potter, Defendant

Online PRE-BIDDING at www.BidNowllc.com Closes 11/3 @ 2:25pm
Winning Pre-bidder will be contacted by phone to participate in the live auction



Description: 1,580 SF, 3 Bedroom, 1 Bath, 1.5-Story Home built in 1900 with full basement and 2 car detached garage on 80' x 160' double lot. Tax Appraised at \$74,340. Minimum Bid ONLY \$29,334!

Open Inspection: 30 minutes prior to auction time

Crawford County PID: 22-0004559.000 & 22-0004560.000 **Annual Taxes:** \$2,372.40

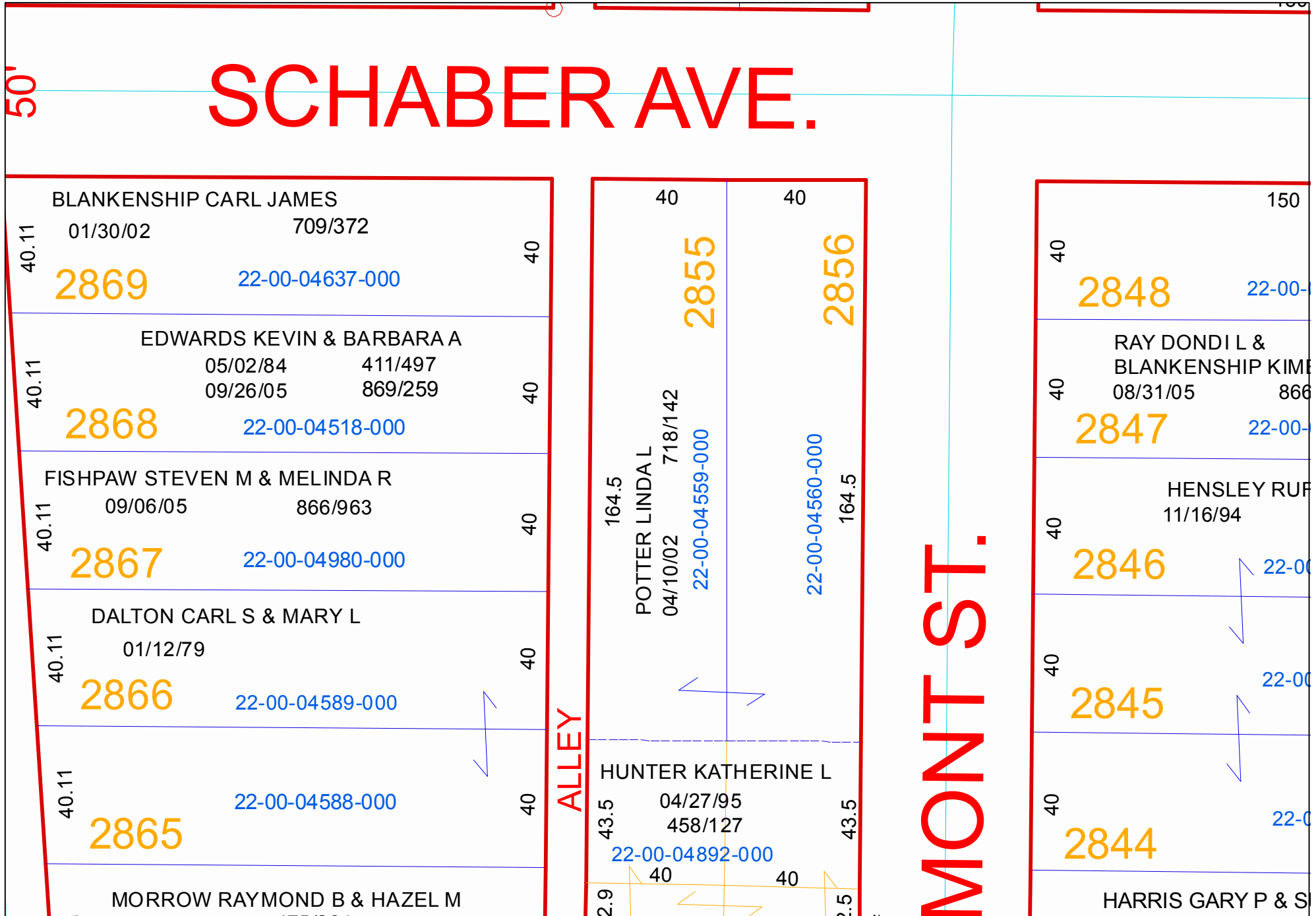
Terms: Sells As-is subject to Court-Ordered minimum bid of \$29,334 with no contingencies for financing or inspection. 10% buyer's premium in effect. Buyer pays all closing costs. Equivalent of Sheriff's Deed at closing with no liens or encumbrances.

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.**

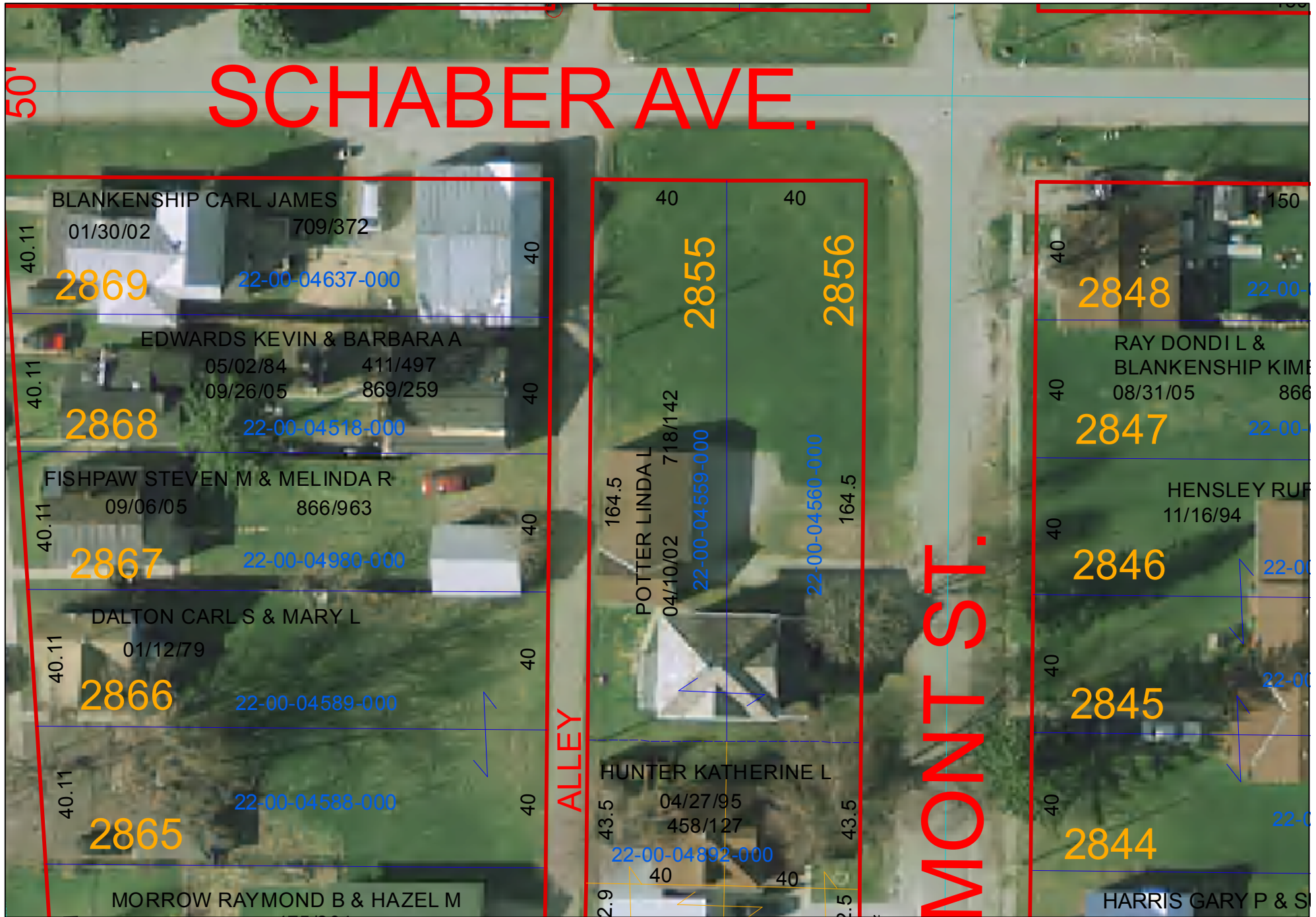
Tim Lile, CAI - Auctioneer
(937)689-1846
timlileauctioneer@gmail.com
Ohio Real Estate Auctions, LLC

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.



DISCLAIMER: The information displayed on this map is taken from public records, and is intended to be used as a reference. Map information is believed to be accurate, but accuracy is not guaranteed. Crawford County makes no warranties, express or implied, concerning the accuracy, completeness, or reliability of this information, and assumes no liability or any other legal responsibility for the information contained on this map. The map does not represent the official survey of the land. Please refer to the official recorded plats or deeds for the actual description and property dimensions. Users noting errors or omissions are asked to contact the Crawford County Auditor's Office, GIS Director; Phone - (419) 562-7941, Ext 1081; or E-mail -- Auditor@crawford-co.org .





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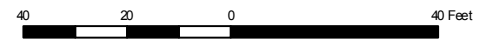


EXHIBIT A

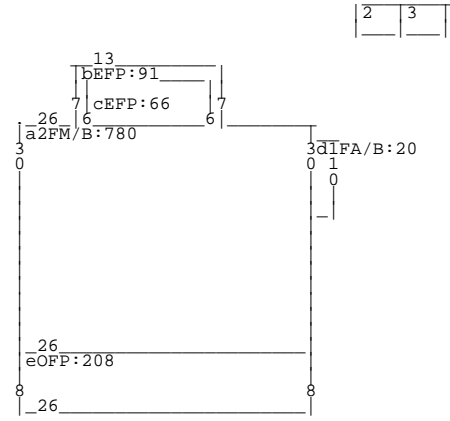
Situated in the City of Bucyrus, County of Crawford, and State of Ohio:

Being One Hundred Sixty-Six and one-half feet (166.50) off the north end of Inlot Two Thousand Eight Hundred Fifty-Five (2855) and Two Thousand Eight Hundred Fifty-Six (2856) of the revised numbers of Inlots of the City of Bucyrus, Ohio.

Be the same more or less, but subject to all legal highways, easements, reservations, rights of way, leases, and restrictions of record.

BUCYRUS CITY
 BUCYRUS CITY 00210 real property record CRAWFORD COUNTY, OHIO 22-0004559.000 res
 10/06/15 5:30:02 JOAN M WOLFE, AUDITOR 004-0-020
 sale eff rate: 60.76 62.65 63.47 63.47 a/r
 2012 POTTER LINDA L 4/10/02 tax year 2012 2013 2014 2015 2016 c a m a
 2013 POTTER LINDA L 4/10/02 prop cls 510 510 510 510
 2014 POTTER LINDA L 4/10/02 acres
 0000 POTTER LINDA L 4/10/02 58X80 land100% 7600 7600 7600 7600 7600
 1135 FREMONT ST 2TR 2855 - 2856 MDPTS bldg100% 54510 54510 54510 54510 54500
 BUCYRUS OH 44820-1218 \$86300 tot1100% 62110t 62110t 62110t 62110t t t t 62100t
 BK 718 PG 142 PB PG
 tax value:
 2015 land 35% 2660 2660 2660 2660 2660
 bldg 35% 19080 19080 19080 19080 19080
 totl 35% 21740t 21740t 21740t 21740t t t t 21740t
 hmstd35%
 owner oc
 hmstd rb
 2016 net tax 1188.86 1225.88 1245.36 1245.36

SHB+.cons.type.fc.sq-ft value
 2 B F M 780 a *MAIN
 EFP2 PU 91 3120 b PORCH
 EFP P 66 3100 c PORCH
 1 B F A 20 d ADDTN
 OFP P 208 4000 e PORCH
 VINYL SIDING PERMLR TY12
 PERMLR NO FIREPLACE OPEN
 020515 SPECIAL ASSESS FOR SEWER/STORM WATER 27.10
 CERT TY 2015 PAY IN 2016
 042715 Special assess for sewer/storm water 33.20
 & mow/trim 30.30 cert for ty 2015 pay in 2016
 sale# #p mm dd yy to/remarks type/invalid? sale\$ co:land co:bldg
 261 2 4/10/02 POTTER LINDA L 2TR 86300 2490 65110
 2 7/11/96 CHURCH LOLA A AFI 2090 33940
 year land bldg total net tax
 2011 1730 24400 26130 1322.16
 P r o j e c t fac's.ben acr.charged
 7-00000 BEALL DITCH #915 .1500 2002/A



1135 FREMONT ST scale: 1.00' per horiz, 2.00' per vert char

occupancy 1 SINGLE FAM *DWELLING COMPUTATIONS
 story hgt 2 sq-ft value
 floor lvl main FRAME 800 48100
 full upr FRAME 780 28900
 basement 800 13000
 subtotal 90000
 SLATE roof HIP
 B 1 2 U A
 plstr/drywall P P plumbing 1200
 panelled wall X ext features 10220
 unfnshd wall X total value 101420
 floor/hardwd X X
 floor/carpet X X
 floor/concret X
 number of rms 3 3
 bedrooms 3 3
 firepl stacks 1
 insulation F
 central heat A
 GAS
 std plumbing 1
 xtra fixtures 1

bldg type	SHB+cons	DixHt	area	unit	grade	blt/Renov	replace	phy fnc	true
		FtxFt		rate		cond	value	dpr dpr	value
1 DWELLING	2 B F	800	800		C	OLD A	101420	54	46650
2 GARAGE	F	14X20	280		D	OLD A	5040	55	2270
3 GARAGE	F	24X28	672		C	OLD A	12400	55	5580

front lot	acres/	efectv	dpth	actual	efectv	extnd	influence	true
	frntge	frntge	dpth	rate	rate	value	factor(s)	value
	58.00	80	.73	180	131	7600		7600

call back: - - - - - sign: date: lister: -----22-0004559.000-v123014

BUCYRUS CITY
 BUCYRUS CITY 00210 real property record 5:30:02 CRAWFORD COUNTY, OHIO 22-0004560.000 res
 10/06/15 sale eff rate: 60.76 62.65 63.47 63.47 a/r 004-0-021
 2012 POTTER LINDA L 4/10/02 tax year 2012 2013 2014 2015 2016 c a m a
 2013 POTTER LINDA L 4/10/02 prop cls 500 500 500 500
 2014 POTTER LINDA L 4/10/02 acres
 0000 POTTER LINDA L 4/10/02 80X108.50 land100% 12230 12230 12230 12230 12240
 1135 FREMONT ST 2TR 2855 2856 NPTS bldg100%
 \$86300 tot1100% 12230t 12230t 12230t 12230t t t t 12240t
 BUCYRUS OH 44820-1218 BK PG PB PG tax value:
 2015 land 35% 4280 4280 4280 4280 4280
 bldg 35%
 totl 35% 4280t 4280t 4280t 4280t t t t 4280t
 2016 hmstd35%
 owner oc
 hmstd rb
 net tax 234.06 241.32 245.18 245.18

VACANT
 Added to Beall Ditch No 915 Revised Base for '99
 pd in 2000
 sale# #p mm dd yy to/remarks type/invalid? sales\$ co:land co:bldg
 261 2 4/10/02 POTTER LINDA L 2TR 86300 3400
 2 7/11/96 CHURCH LOLA A AFI 2800
 year land bldg total net tax
 2011 2790 2790 141.18
 p r o j e c t fac's.ben acr.charged
 7-00000 BEALL DITCH #915 .1500 2002/A

1135 FREMONT ST
 acres/ efectv dpth actual efectv extnd influence true
 frntge frntge dpth fctr rate rate value factor(s) value
 front lot 80.00 109 .85 180 153 12240 12240

PUB PAVED ST/RD
 topo: LEVEL
 neighborhd: A
 code 2203

call back: - - - - sign: date: lister: -----22-0004560.000-v123014



Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of Crawford County Common Pleas Court

Case # 14CV0323 Sale Date November 3, 2015

Plaintiff USA, acting through the Rural Development USDA Defendant Linda L. Potter, et al.

Parcel # 22-0004559.000 Address 1135 Fremont Street

City/Township Bucyrus County/Zip 44820

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

Address, City, State & Zip

Best Phone # Email

Contact person if different from above

Contact info if different from above

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.

Purchaser's principal place of business is located at:

Property to be Deeded to:

Address if different from above:

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.

Printed Name Signature