



Court Ordered  
Real Estate Auction  
Tuesday, November 3rd @ 4:30pm  
Auction held on-site at:  
**1245 S. Walnut Street**  
**Bucyrus, Ohio 44820**



Crawford County Common Pleas Court  
Case # 15CV0124

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

**Online PRE-BIDDING at [www.BidNowllc.com](http://www.BidNowllc.com) Closes 11/3 @ 4:25pm**  
**Winning Pre-bidder will be contacted by phone to participate in the live auction**



**Description:** 1,382 SF, 3 Bedroom, 1.5 Bath, Ranch Home built in 1968 over Slab and 2 car attached garage on 80' x 144' lot. Tax Appraised at \$69,970. Minimum Bid ONLY \$34,667!

**Open Inspection:** 30 minutes prior to auction time

**Crawford County PID:** 8-0019221.000 **Annual Taxes:** \$1,365.04

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$34,667 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 .



Crawford County Web GIS

08-00-15748-000

144.96

4582

RUIZ CHRISTINE M

08/30/04

827/711

80

08-00-19221-000

4583

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## **Exhibit A**

### **Legal Description**

Current/Owner Deed Reference: Situated in the City of Bucyrus, County of Crawford, and State of Ohio:

Being Inlot Number 4582 of the revised and consecutive numbers of Inlots in said City, be the same more or less, but subject to all legal highways, easements, reservations, rights of way, leases, and restrictions of record.

Premises commonly known as: 1245 South Walnut Street, Bucyrus, Ohio 44820

Parcel Number: 8-0019221.000

BUCYRUS CITY 00080 real property record 5:30:02 CRAWFORD COUNTY, OHIO 8-0019221.000 res  
 BUCYRUS CITY 10/06/15 sale eff rate 60.76 62.65 63.47 63.47 JOAN M WOLFE AUDITOR 138-0-040  
 2012 RUIZ CHRISTINE M 8/30/04 tax year 2012 2013 2014 2015 2016 c a m a  
 2013 RUIZ CHRISTINE M 8/30/04 prop cls 510 510 510 510  
 2014 RUIZ CHRISTINE M 8/30/04 acres  
 0000 RUIZ CHRISTINE M 8/30/04 150 X 80 land100% 14400 14400 14400 14400 14400  
 1245 S WALNUT ST WAR 4582 bldg100% 55570 55570 55570 55570 55570  
 BUCYRUS OH 44820-3253 \$110000 tot1100% 69970t 69970t 69970t 69970t t t t 69970t  
 BK 827 PG 711 PB PG

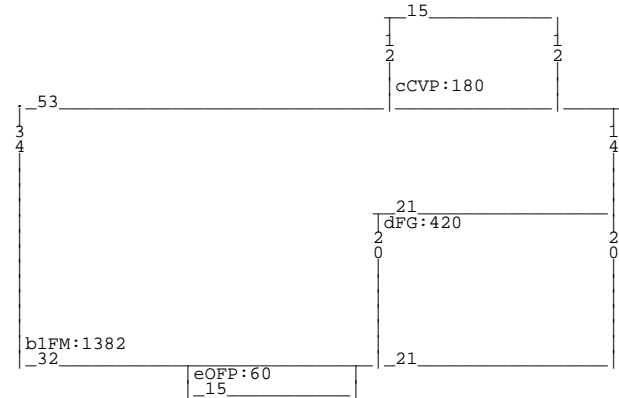
2015 tax value:  
 land 35% 5040 5040 5040 5040 5040  
 bldg 35% 19450 19450 19450 19450 19450  
 totl 35% 24490t 24490t 24490t 24490t t t t 24490t  
 hmstd35%  
 owner oc 37.20 38.36 37.86 37.86  
 hmstd rb  
 2016 net tax 1302.04 1342.56 1365.04 1365.04

SHB+.cons.type.fc.sq-ft value  
 1 F M L 1382 b \*MAIN  
 CVP P 180 c PORCH  
 F G 420 d GARAGE  
 OFP P 60 e PORCH

PERMLR TY12 NO CHG

(CH 052295)  
 sale# #p mm dd yy to/remarks type/invalid? sale\$ co:land co:blgd  
 769 1 8/30/04 RUIZ CHRISTINE M WAR 110000 9570 67310  
 1 4/04/02 RITTENHOUR ARTHUR J JR AFI 8310 58310  
 1 11/14/00 RITTENHOUR ARTHUR J SR &AFI 8290 58970

year land bldg total net tax  
 2011 5230 24530 29760 1464.00



1245 S WALNUT ST scale: 1.00' per horiz, 2.00' per vert char

occupancy	1 SINGLE FAM	*DWELLING COMPUTATIONS	DixHt	unit	blt/Renov	replace	phy fnc	true
story hgt	1	sq-ft	area	rate	cond	value	dpr dpr	value
floor lvl	main	FRAME	1382	1382	1968A	88200	37	55570
	subtotal							
	SHINGLE	roof	GABLE					
plstr/drywall	P	air conditng						3500
floor/carpet	X	plumbing						2400
floor/til-lino	L	gar&carports						7100
number of rms	6	ext features						3200
bedrooms	3	total value						88200
insulation	A							
central heat	A	ALL PUB UTIL'S						
ELECTRIC	A	PUB PAVED ST/RD						
central a/c	A	PUB SIDEWALK						
std plumbing	1	topo: LEVEL						
xtra 2-fixture	1	neighborhd:						
		code						G 0809

call back: - - - - - sign: date: lister: ----- 8-0019221.000-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 # 15CV0124 Sale Date November 3, 2015

Plaintiff USA, acting through the Rural Development USDA Defendant Christine Ruiz, et al.

Parcel # 8-0019221.000 Address 1245 S. Walnut 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