



Court Ordered  
Real Estate Auction  
January 21<sup>st</sup> @ 9:15am  
Auction held on-site at:  
**705 Crescent Way  
Galion, Ohio 44833**



Crawford County Common Pleas Court  
Case # 15CV0099

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

Timothy S. Cress, et al., Defendants

**Online PRE-BIDDING at [www.BidNowllc.com](http://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:** 1,008 SF, 3 Bedroom, 1 Bath, Ranch Home built in 1960 over Full Basement on 144' x 90' corner lot. Tax Appraised at \$85,800. Minimum Bid ONLY \$14,667!

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

**Crawford County PID:** 19-0026715.000 **Annual Taxes:** \$858.76

**Terms:** Sells As-is subject to Court-Ordered minimum bid of \$14,667 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  
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Ohio Real Estate Auctions, LLC**

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