



Court Ordered
Foreclosure
Real Estate Auction
Thursday, March 10th @ 12:30pm
Auction held on-site at:
205 N. Pleasant Street
Georgetown, Ohio 45121



Ordered Sold by:
Brown County
Court of Common Pleas Case #20150515
Peoples Bank National Association, Plaintiff vs. Judith L. Copley, et al., Defendants

Online Bidding available at www.BidNowllc.com



Description: 1,892 Sq. Ft. 2-Story home with 3 Bedrooms and 1 and a half Baths built in 1894 on 2 Parcels. Tax Appraised at \$52,370. Sells subject only to Court Confirmation!

Open Inspection: 30 minutes prior to auction time

Montgomery County PID: 330670400000 & 330670440000 (**NOTE:** 2nd Parcel will require Survey and new Legal Description prior to NEXT transfer) **Annual Taxes:** \$326.82 (With Homestead Reduction)

Terms: Sells to the highest bidder regardless of price subject to no minimum & no reserve. No contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Clean 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 10 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.**

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Ohio Sheriff Sales, LLC

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