



Foreclosure
Real Estate Auction
Thursday, August 11th @ 11:00am
Auction held on-site at:
730 Main Street
Coshocton, OH 43812



Ordered Sold by:
Coshocton County
Court of Common Pleas Case #15CI0339
Peoples Bank National Association, Plaintiff vs. Albert J. Havranek., et al., Defendants



Description: 4-Family built in 1864 with (4) 2BR, 1 Bath Units totaling 2,873 SF on full basement. Detached 20x30 garage. Tax appraised at \$64,800. Minimum Bid Only \$16,000!

Open Inspection: 30 minutes prior to auction time

Coshocton County PID 0430000254800 **Annual Taxes:** \$1,500

Terms: Sells subject to minimum bid of \$16,000. 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 30 days of Court Confirmation.

Successful Bidder shall acknowledge understanding of the following statements prior to bidding:

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. I also understand that Plaintiff will only pay delinquent taxes and any items required to provide Clear Title and that I will be responsible for all costs associated with closing this transaction including any taxes that are not delinquent.

Tim Lile, CAI - Auctioneer
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Ohio Sheriff Sales, LLC

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