



Foreclosure  
Real Estate Auction  
Thursday, August 11<sup>th</sup> @ 1:30pm  
Auction held on-site at:  
**221 Pearl Street**  
**Flushing, OH 43977**



Ordered Sold by:  
Belmont County  
Court of Common Pleas Case #15CV287  
Peoples Bank National Association, Plaintiff vs. Juliette K. Nation, et al., Defendants



**Description:** 840 SF 1 Bedroom, 2 Bath, Single-family home built in 1910 on full basement on .31 Acre Platted Lot. Tax appraised at \$47,160. Minimum Bid Only \$2,334!

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

**Belmont County PID** 06-0000226.000    **Annual Taxes:** \$354.03

**Terms:** Sells subject to minimum bid of \$2,334. 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**  
**(937)689-1846**  
**timlileauctioneer@gmail.com**  
**Ohio Sheriff Sales, 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.