FORECLOSURE AUCTION
Wednesday, January 31st @ 3:00pm
645 Phillips St., Marietta, Ohio 45750

Ordered Sold by:
Washington County Court of Common Pleas Case #16FR254
Peoples Bank National Assocation, Plaintiff vs.
Misty D. McBride, James P. Hensler, Dorothy K. Peppel, et al., Defendants

Online Bidding Available @ OhioSheriffSales.com

Description: 3BR, 2 Bath Duplex totaling 1,922.54 SF on 50' x 145' lot.

Tax appraised at $86,500 ~ Minimum Bid Reduced to ONLY $25,000!

Open Inspection: 30 Minutes Prior To Auction

Washington County PID 240031688000   **Annual Taxes:** $1,922.54

Terms: Sells subject to reduced minimum bid of $25,000. No contingencies for financing or inspection. 10% buyer's premium in effect. Buyer pays all closing costs. Private Selling Officer Deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit $5,000 by cash, check or wire transfer PAYABLE TO Ohio Sheriff Sales which will be your non-refundable deposit if you are the successful bidder. Said deposit will be transferred to M & M Title Company and applied to purchase price at closing. Close within 30 days of Court Confirmation. Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Provisional Sale Date: If the minimum bid of $25,000 is not achieved on 1/31, a second auction will be held on Wednesday, February 21, 2018 @ 3:00pm at the same location subject to no minimum bid.

Tim Lile, CAI – Private Selling Officer
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Ohio Sheriff Sales, LLC