



Private Selling Officer's Report of Sale and Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271, 2329.152

In the court of common pleas, Montgomery County, Oh. Case # 2018 CV 00229

Plaintiff: River Valley Credit Union, Inc.

Defendant: Louvenia Thaxton - Deceased, et al.

Property Address: 628 Gramont Ave., Dayton, Ohio 45402

Parcel ID#: R72 12206 0056 Date of Sale: August 3, 2018

Location of Auction: At Subject Property Total purchase price: \$16,060

Costs: Appraisal \$ _____ Publication \$ _____ Marketing \$ _____ Other expenses of sale \$ _____

Fee charged by PSO \$ _____ Title Agency Fee \$ _____ Misc. Fees \$ _____

Non-Refundable Deposit amount: \$5,000 Trust account for deposit: Ohio Sheriff Sales

Title or Escrow Co. that will perform the closing and disburse funds according to the Confirmation of Sale:

M&M Title Co; 7925 Paragon Road, Dayton, Oh. 45459; (937)434-7366; Tyna Brown; tbrown@mmtitle.com

Is the property now a residential rental property? Yes _____ No xxx Unknown _____

Will the purchaser occupy the lands and tenements? Yes _____ No xxx

Purchaser Information: Name: _____

Contact if above is a Business Entity: _____

Address, City, State & Zip: _____

Best Phone #: _____ Email: _____

Purchaser is (choose one): Individual _____ Trust _____ Business Trust _____ Estate Partnership _____

Limited Partnership _____ LLC _____ Association _____ Corporation _____ Other Business Entity _____ Non Business _____

The Contact Person Is (choose one): Individual _____ Trustee _____ Executor or Administrator _____ Member _____

General Partner _____ Manager or Officer of LLC _____ Associate _____ Mgr or Officer for Other Business Entity _____

Property is to be Deeded to: _____

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 I will be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. Finally, I understand that I will be responsible for all costs associated with closing this transaction including title search, deed preparation, closing agent fees, etc.

Signature of Buyer: _____ **Date:** _____

Submitted by Private Selling Officer, _____ **of Ohio Sheriff Sales**