



COURT ORDERED
Real Estate Auction
By Master Commissioner
Live Onsite Bidding

Montgomery County
Case No. 2012CV08011
JP Morgan Chase Bank NA
VS.
RTG Investments, LLC, et al

Thursday, January 31st @ 4:00pm

(Internet Bidding Ends @ 4:30pm)

761 Miamisburg-Centerville Road
Washington Township, Ohio 45459

Appraised @ \$522,000 ~ Minimum Bid ONLY \$348,000!



Internet Bidding Available @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 7,835 SF PERFECTLY LOCATED 2-Story, Multi-Use building on high-traffic, Miamisburg-Centerville Road (OH 725) on the edge of Centerville in Washington TWP (NO CITY INCOME TAX!). Situated on .9183 acres next door to the very popular Paragon Club restaurant, property has a asphalt parking area totaling 23,000 SF. Location and visibility lends itself to numerous possible uses.

MONTGOMERY COUNTY PID: O67 20002 0003 **ANNUAL TAXES:** \$15,964.54

INSPECTIONS: Tuesday, January 15th from 5:00pm to 6:00pm
Saturday, January 26th from 10:00am to 11:00am and 30 minutes prior to auction

TERMS: Property selling by Court-appointed Master Commissioner subject to minimum bid of \$348,000 which is 2/3rd's of Montgomery County Sheriff's appraised value of \$522,000. Other terms are: as-is with no contingencies for financing, inspections or otherwise. All desired inspections should be completed prior to auction. 10% Buyer's Premium will be added to winning bid to establish final purchase price. Taxes prorated to date of sale. Buyer pays all closing and transfer costs. **Deposit and Closing:** Successful bidder will be required to deposit 10% of the total purchase price on auction day. Close within 30 days of Court Confirmation through M & M Title Company.

Realtor Participation: See website for requirements and terms.

Steve Thompson – Master Commissioner/Auctioneer (937)609-6177
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Bid NOW @ www.OhioRealEstateAuctions.com

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