



**Master Commissioner'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 # 2012CV08011

Plaintiff: JP Morgan Chase Bank NA

Defendant: RTG Investments, LLC, et al.

Property Address: 761 Miamisburg-Centerville Road, Dayton, OH 45459

Parcel ID#: O67 20002 0003 Date of Sale: January 31, 2019

Location of Auction: Onsite at Subject Property W/ Online bidding available at: OhioRealEstateAuctions.com

High Bid Amount: \$ \_\_\_\_\_ + 10% Buyer's Premium of \$ \_\_\_\_\_ Total Purchase Price \$ \_\_\_\_\_

**Costs:** Appraisal \$600 Publication \$ \_\_\_\_\_ Master Commissioner Marketing \$ \_\_\_\_\_ Other \$ \_\_\_\_\_

Fee charged by Master Commissioner \$ \_\_\_\_\_ Title Agency Fee \$0 Misc. Fees \$ \_\_\_\_\_

Non-Refundable Deposit amount: \$ \_\_\_\_\_ Trust account for deposit: Thompson Auctioneer's, Inc.

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? N/A Commercial Property

Will the purchaser occupy the lands and tenements? N/A Commercial Property

**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 \$ \_\_\_\_\_ 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 and may face additional penalties. 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 Master Commissioner,** \_\_\_\_\_ Steve Thompson