



* This is a Foreclosure Auction ordered by the Adams County Common Pleas Court. The foreclosure process clears all liens and encumbrances on the subject property.

* **The property sells subject to no minimum bid.**

* The required deposit is \$5,000.

* Successful bidder will be required to directly deposit the required amount into the trust account of Ohio Sheriff Sales at any Chase Bank branch OR initiate a wire transfer to said trust account by 5:00pm the day after auction.

* The real estate is sold As-Is with no contingencies.

* Closing required within 30 days of court confirmation.

* No contract is signed after the auction. A one page Purchaser Information Form is the only document that is required by the Court. See Documents section of this listing for the form.

* No buyer's premium will be added to the high bid to obtain the final selling price.

* Buyer pays all closing costs.

* Private Selling Officer Deed or equivalent given at closing with no liens or back taxes.

* **Provisional Auction Date Now In Effect: As the \$23,334 minimum bid was not achieved on the first auction date, a second online auction will take place ending on June 4, 2021 @ 3:00pm subject to no minimum bid.**

* The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. Approximate taxes and costs to be covered is \$7,000.

* **BUYER DEFAULT:** Be aware, if you are unable to close within 30 days of court confirmation, your deposit is non-refundable, and you could be liable for other costs and penalties including possible being found in contempt of court.

* **BIDDING NOTES:**

Bid Increment: online bidding increments for this auction is \$100.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$100 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

Bid Extensions: If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.