



- \* This is a Foreclosure Auction ordered by the Miami County Common Pleas Court. The foreclosure process clears all liens and encumbrances on the subject property.
- \* The property sells with a minimum opening bid of \$53,334.
- \* 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 of auction. If deposit has not been made by 12:00pm the day following the auction, purchaser automatically authorizes the required deposit amount be charged to the credit card provided at the time of registration plus a 4% processing fee.
- \* 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.
- \* A 10% 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: In the event the \$53,334 minimum bid is not achieved on the first auction date, a second online auction will take place ending on October 27th @ 11:00am 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. This generally only comes into play when a property goes to the 2nd auction with no minimum bid.
- \* **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.