



FORECLOSURE AUCTION

Wednesday, October 5th @ 1:30pm

Auction held on-site at:

**3710 Highland Ridge Road
Lowell, OH 45744**

Ordered Sold by:

Washington County Court of Common Pleas Case #15FR322

Peoples Bank National Association, Plaintiff vs. Estate of Roger W. Holiday, et al., Defendants



Description: 2BR, 1.5 Bath totaling 982 SF on full basement with attached garage & outbuilding on .5 acre lot. Tax appraised at \$43,850. Minimum Bid Only \$24,667!

Open Inspection: 30 minutes prior to auction time

Washington County PID 32005561200 **Annual Taxes:** \$858.92

Terms: Sells subject to minimum bid of \$24,667. No contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Clean deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 30 days of Court Confirmation.

Successful Bidder shall acknowledge understanding of the following statements prior to bidding:

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 Plaintiff will only pay delinquent taxes and any items required to provide Clear Title and that I will be responsible for all costs associated with closing this transaction including any taxes that are not delinquent.

**Tim Lile, CAI - Auctioneer
(937)689-1846**

timlileauctioneer@gmail.com

Ohio Sheriff Sales, LLC

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC Auctioneers nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.

Of vol 275 PAGE 338
EXHIBIT A

Mortgage Description
Roger W. Holiday and Susan J. Holiday
to The Peoples Banking & Trust Company

Situated in the County of Washington, in the State of Ohio and in the Township of Salem, and bounded and described as follows:

Being a part of 100 Acre Lot No. 69 of Bear Creek Allotment of Donation Lands and being more fully described as follows:

Beginning at a point in the South line of aforesaid 100 Acre Lot Number 69 in the center of the public road where the Southwest corner of said lot bears West 0.80 chains, said place of beginning also being the Southeast corner of the lands conveyed by a former grantor to George E. Kidd, et ux. by deed dated November 10, 1948, and recorded in Deed Book 239, Page 410 (now Lillie M. Lent, Volume 632, Page 551); thence Northerly along the center of the public road a distance of 165.0 feet or 10 rods to a point; thence East a distance of 132.0 feet or 8 rods to a stake; thence Southerly a distance of 165.0 feet or 10 rods, more or less, to the South line of said lot; thence West a distance of 132.0 feet or 8 rods to the place of beginning, containing 0.50 acre, more or less.

Being the same premises conveyed to Mortgagors herein by deed from David Lauer, single, dated January 22, 1994, filed January 25, 1994, and recorded in Volume 687, Page 315, Deed Records of Washington County, Ohio.

(77829)

00000000961
THEISEN, BROCK, FRYE, ERB & LEEPER
PICKUP

Washington County, Ohio - Property Record Card, Page 1

Parcel: 320055612000

GENERAL PARCEL INFORMATION

Owner HOLIDAY ROGER W
 Property Address 3710 HIGHLAND RIDGE RD
 Mailing Address 3710 HIGHLAND RIDGE RD
 Owner Address
 3710 HIGHLAND RIDGE RD
 Land Use 511 UNPLTD 0-9.99AC
 Legal Description R8 T4 100 AC LOT 69 BR CR .50 AC

VALUATION

	Appraised	Assessed
Land Value	\$7,310.00	\$2,560.00
Improvements Value	\$36,540.00	\$12,790.00
Total Value	\$43,850.00	\$15,350.00
CAUV Value	\$0.00	\$0.00
Taxable Value		\$15,350.00

LAND

Description	Acreage/FrontaEffective	Depth	Depth Factor	Actual Value
HOMESITE	0.5 0	0	0	4090

SALES

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
	12/19/2014	0	1ED	HOLIDAY ROGER W
0000045	1/25/1994	31000	1WD	HOLIDAY ROGER W &
0000231	3/18/1987	23000		

MAP



AGRICULTURAL

Soil Code	Acreage

TAX

Gross Charge	\$958.92
Reduction Factor	(\$368.74)
10% Rollback	(\$59.02)
2.5% Homesite Rollback	(\$14.64)
Homestead Reduction	(\$294.38)
Penalties And Adjustments	\$0.00
Net Annual Tax	\$228.14

Washington County, Ohio - Property Record Card, Page 2

Parcel: 320055612000

Card: 0

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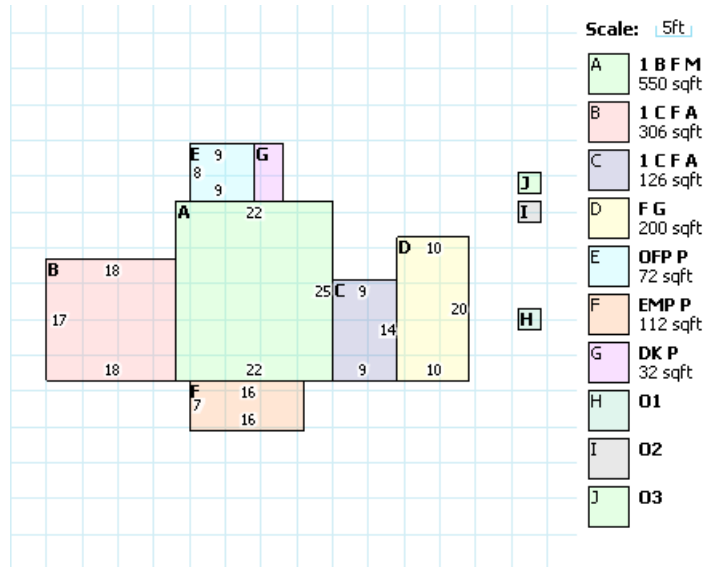
IMPROVEMENTS

Building Type	SHB	Area	Rate	Grade	Year Built	Value
DWELLING	1 B F	982	0	D+1	1950	\$36,500.00
PP/SHED	+ F 016X10	160	0		OLD	\$0.00
PP/SHED	+ F 012X10	120	0		OLD	\$0.00
LT	+SV F	72	0		OLD	\$50.00

RESIDENTIAL

Year Built	1950
Number of Stories	1
Total Living Area	982
Total Rooms:	6
Total Bedrooms	2
Total Baths	1
Total Family Rooms	0

SKETCH



RESIDENTIAL DETAIL

	Basement	First Fl	Partial Upper Fl	Full Upper Fl	Attic
Area (F/Un)	0/550	982	0	0	0/0
Value	\$10,800.00	\$50,700.00	\$0.00	\$0.00	\$0.00
Plaster/Drywall		X			
Paneling					
Fiberboard	X				
Unfinished					
Wood Joist					
Fire-Resist					
Fire-Proof					
Hardwood					
Pine					
Carpet					
Concrete	X				
Tile/Linoleum					
Rooms	0	6	0	0	0
Bedrooms	0	2	0	0	0
Family Rooms	0	0	0	0	0
Dining Rooms	0	0	0	0	0
Insulation					
Central Air	A				
Heat Pump					
Central Heat	A				
Plumbing	0	1	0	0	0



Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of _____ Common Pleas Court of Washington County

Case # _____ 15FR322 _____ Sale Date _____ October 5, 2016 _____

Plaintiff _____ Peoples Bank National Association _____ Defendant _____ Estate of Roger W. Holiday, et al. _____

Parcel # _____ 32005561200 _____ Address _____ 3710 Highland Ridge Road _____

City/Township _____ Lowell _____ Zip _____ 45744 _____

High Bid \$ _____ Buyer's Premium \$ _____ Total Purchase Price \$ _____

Deposit Amount \$ _____ Payable to _____ M & M Title Company _____

Check # _____ Bank Name _____

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

_____ M & M Title Company; 7925 Paragon Road, Dayton, Ohio 45459 (937)434-7366; Tyna Brown; TBrown@mmtitle.com _____

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

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

PURCHASER INFORMATION:

Name _____

Contact if above is a Business Entity _____

Address, City, State & Zip _____

Best Phone # _____ Email _____

Purchaser is (circle one): Individual, Trust, Business Trust, Estate, Partnership, Limited Partnership, LLC, Association, Corporation, Other Business Entity, or Non Business.

The Contact person is (circle one): Individual, Trustee, Executor or Administrator, General Partner, Member, Manager or Officer of LLC, Associate, Member, Manager or Officer for any other business entity.

Property 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 Plaintiff will only pay delinquent taxes and any items required to provide Clear Title and that I will be responsible for all costs associated with closing this transaction including any taxes that are not delinquent.

Printed Name _____ Signature _____