



Court Ordered
Real Estate Auction
January 21st @ 9:15am
Auction held on-site at:
**705 Crescent Way
Galion, Ohio 44833**



Crawford County Common Pleas Court
Case # 15CV0099

Acting Through Rural Development United States of America, United States Department of Agriculture (USDA), Plaintiff
vs.

Timothy S. Cress, et al., Defendants

Online PRE-BIDDING at www.BidNowllc.com Closes 1/20 @ 3:33pm

Winning Pre-bidder at or above the minimum bid will be contacted by phone to participate in the live auction



Description: 1,008 SF, 3 Bedroom, 1 Bath, Ranch Home built in 1960 over Full Basement on 144' x 90' corner lot. Tax Appraised at \$85,800. Minimum Bid ONLY \$14,667!

Open Inspection: 30 minutes prior to auction time

Crawford County PID: 19-0026715.000 **Annual Taxes:** \$858.76

Terms: Sells As-is subject to Court-Ordered minimum bid of \$14,667 with no contingencies for financing or inspection. 10% buyer's premium in effect. Buyer pays all closing costs. Equivalent of Sheriff's 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.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

**Tim Lile, CAI - Auctioneer
(937)689-1846
timlileauctioneer@gmail.com
Ohio Real Estate Auctions, 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.

EXHIBIT A
LEGAL DESCRIPTION

Situated in the City of Galion, County of Crawford, and State of Ohio:

And being known as Inlot Number Three Thousand Sixty-Four (3064) of the new and revised numbers of Inlots of the said City as the same are consecutively numbered. Formerly in Westbrook Subdivision.

Subject to restrictions of record in Deed Volume 251, Page 134.

Premises commonly known as: 705 Crescent Way, Galion, Ohio 44833
Parcel Number(s): 19-0026715.000



Real Estate Judicial Sale Purchaser Information Form



Ohio Revised Code Sections 2329.26, 2329.27, 2329.271

In the Court of Crawford County Common Pleas Court

Case # 15CV0099 Sale Date January 21, 2016

Plaintiff USA, acting through the Rural Development USDA Defendant Timothy S. Cress, et al.

Parcel # 19-0026715.000 Address 705 Crescent Way

City/Township Galion County/Zip 44833

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 X No Unknown

Will the purchaser occupy the lands and tenements? Yes No

PURCHASER INFORMATION:

Name

Address, City, State & Zip

Best Phone # Email

Contact person if different from above

Contact info if different from above

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.

Purchaser's principal place of business is located at:

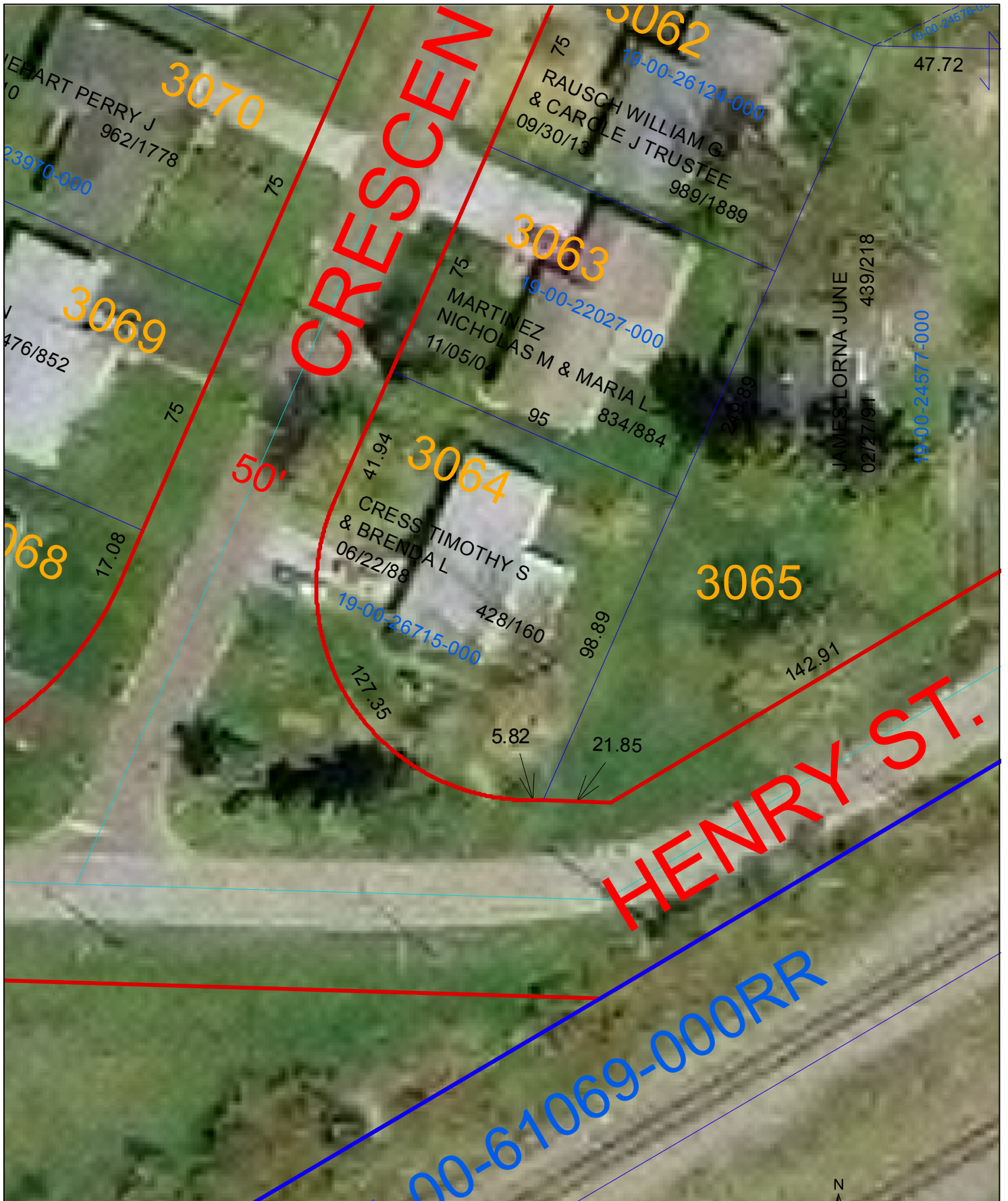
Property to be Deeded to:

Address if different from above:

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.

Printed Name Signature

Crawford County Web GIS



DISCLAIMER: The information displayed on this map is taken from public records, and is intended to be used as a reference. Map information is believed to be accurate, but accuracy is not guaranteed. Crawford County makes no warranties, express or implied, concerning the accuracy, completeness, or reliability of this information, and assumes no liability or any other legal responsibility for the information contained on this map. The map does not represent the official survey of the land. Please refer to the official recorded plats or deeds for the actual description and property dimensions. Users noting errors or omissions are asked to contact the Crawford County Auditor's Office, GIS Director; Phone -- (419) 562-7941, Ext 1081; or E-mail - Auditor@crawford-co.org.



Crawford County Web GIS



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GALION real property record CRAWFORD COUNTY, OHIO 19-0026715.000 res
 GALION CITY 00185 12/12/15 5:30:02 JOAN M WOLFE, AUDITOR 137-2-009
 ----- sale -----
 2012 CRESS TIMOTHY S & BRENDA L 6/22/88 eff rate: 55.50 55.60 56.20 54.30 a/r
 2013 CRESS TIMOTHY S & BRENDA L 6/22/88 tax year 2012 2013 2014 2015 2016 2017 c a m a
 2014 CRESS TIMOTHY S & BRENDA L 6/22/88 prop cls 510 510 510 510
 2015 CRESS TIMOTHY S & BRENDA L 6/22/88 acres
 705 CRESCENT WAY 1TR 3064 95 X 138.76 land100% 12830 12830 12830 12830 12820
 bldg100% 37200 37200 37200 37200 37190
 tot1100% 50030t 50030t 50030t 50030t t t t 50010t

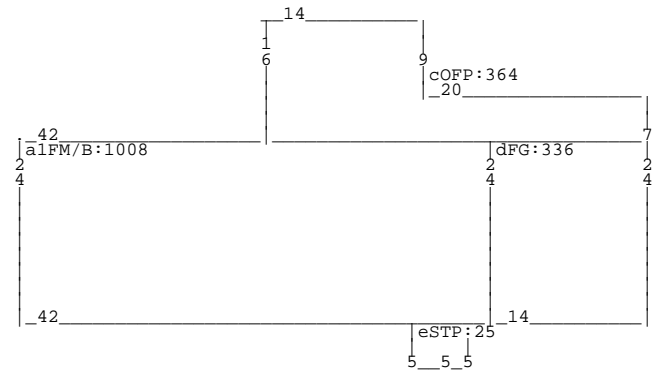
GALION OH 44833-3119 BK PG PB PG
 ----- tax value: -----
 2016 land 35% 4490 4490 4490 4490 4490
 bldg 35% 13020 13020 13020 13020 13020
 tot1 35% 17510t 17510t 17510t 17510t t t t 17510t

 2017 hmstd35%
 owner oc
 hmstd rb
 net tax 874.60 876.28 888.46

SHB+.cons.type.fc.sq-ft value
 1 B F M 1008 a *MAIN
 OFP P 364 c PORCH
 F G 336 d GARAGE
 STP P 25 e PORCH

 TRI-ANNUAL RE

 year land bldg total net tax
 2011 4430 17430 21860 1014.00



705 CRESCENT WAY scale: 1.00' per horiz, 2.00' per vert char

occupancy 1 SINGLE FAM *DWELLING COMPUTATIONS
 story hgt 1 sq-ft value
 floor lvl 1 main FRAME 1008 57600
 basement 1008 15300
 subtotal 72900
 SHINGLE roof GABLE
 B 1 2 U A
 plstr/drywall P gar&carports 6200
 unfnshd wall X ext features 6700
 floor/hardwd X total value 85800
 floor/carpet X
 floor/concret X ALL PUB UTIL'S
 number of rms 5 PUB PAVED ST/RD
 bedrooms 3 topo: LEVEL
 insulation P neighborhd: G
 central heat A code 1919
 std plumbing 1

bldg type	SHB+cons	DixHt	area	unit	blt/Renov	replace	phy fnc	true
1 DWELLING	1 F	1008	1008	rate	cond	value	dpr dpr	value
					1960A	72930	49	37190
front lot	acres/	efectv	dpth	actual	efectv	extnd	influence	true
	frntge	dpth	fctr	rate	rate	value	factor(s)	value
	144.00	99	.81	110	89	12820		12820

call back: - - - - sign: date: lister: -----19-0026715.000-v123014

OWNER:	CRESS TIMOTHY S & BRENDA L	Parcel 1 of 3	>> >	PARCEL NO.	19-0026715.000
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New Search Search Results Property Card View Map

Charge / Payments Owner / Values Charge Basis History Dwelling Land / Building Sketch Sales History Levies

Dwelling / Main Structure Attributes

Occupancy	1 Single Family					
Notes						
Story Height	1					
Roofing	Shingle			Type GABLE		
Dwelling Computations:				Sq Feet	Value	
1st story				1,008	57,600	
+ basement / - slab				1,008	15,300	
				Base Value	72,900	
Basement Finish	0			Attic Finish	0	
Heating	0			Air Conditioning	0	
Garages & Carports	6,200			Exterior Features	6,700	
New Construction	0					
				Dwelling Sub-Total	85,800	
				Grade Adjustment	D+	
				Replacement Value	72,930	
				Functional Depreciation Adjustment	49	
				Dwelling Value	37,190	
		Basement	First Floor	Second Floor	Partial Story	Attic
Interior finish						
Plaster/Drywall		P				
Unfinished	X					
Framing						
Wood Joist						
Floors						
Hardwood		X				
Pine						
Carpet		X				
Concrete	X					
Tile/Linoleum						
Rooms		5				
Bedrooms		3				
Family Room						
Formal Dining						
Central Heat	A					
Central Air						
Plumbing	1					
Extra 3-Fixture						
Extra 2-Fixture						
Extra Fixtures						
Fireplace Stack						

Fireplace Openings					
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OWNER:	CRESS TIMOTHY S & BRENDA L	Parcel 1 of 3	>>	>		PARCEL NO.	19-0026715.000
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 [History](#)
 [Dwelling](#)
 [Land / Building](#)
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Land / Building Information

Total Parcel Values from below:	Land:	12,820	Building:	37,190	Total:	50,010
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	Front Foot Acres	Effective Frontage	Depth	Factor	Rate	Effective Rate	ext-Value	Inf	Code	Inf	Code	
Front Lot	.00	144.00	99	81	110	89	12820	0				12820
											Total Value	12820

	All	Water	Sewer	Gas	Elctrc		Paved	Gravel	Unimpr	Sidewlk	Alley
Public Utilities	A					Street/Road	P				
Topography	LEVEL										
Property Address	705 CRESCENT WAY					Neighbrhd Status	G				
Neighbrhd Code	1919 / Brookside-Willowcrest-Crescent-Sunnyside SubDiv Z										
Routing Number	137-2-009					Property Class	510				
Land Note						Building Note					
Call Back Information	: : :										

Building Type	S	H	B	+	cons	FtxFt	Size	Unit Rate	Grade	Year Cond.	Replcmnt Value	Phys. Depr.	Functnl Depr.	Value
DWELLING	1				F		1008	0	D+	1960A	72930	49	0	37190
													Total:	37190

