

Sale Name: Bidding Closed! High Bid \$69,000 - Online Court Ordered Foreclosure Auction: 616 Stewart Rd. Salem, OH 44460 - Columbiana County

LOT 1 - Online Court Ordered Foreclosure Auction: 616 Stewart Rd. Salem, OH 44460



Description

ONLINE COURT ORDERED SALE

Final Bidding & Closing: Wednesday, March 2, 2022 - 4 PM EST

616 Stewart Rd. Salem, OH 44460

Do NOT Trespass - Occupied

**Opening Bid: \$50,000 - 2/3 Appraised Value
(Property Appraised for \$75,000 bidding starts at \$50,000)**

Situated in Township of Perry, County of Columbiana

3 Bed, 1 Bath, 1208 SF Split-Level Home with Attached Garage; Salem CSD; Private Water/Septic; Parcel 50-00541.001; Tax Value \$103,900 - Annual Taxes \$1,163.36 *Note information is from County Auditor's Page (public source) *Photos from 2018 - Bidders responsible to assess current condition.*

Columbiana County 2018 CV 00199; United States of America Acting Through the Rural Development, United States Department of Agriculture (USDA) v. Willard R. McCallister SR, et al.

This is a Foreclosure Auction ordered by the County Common Pleas Court. Liens joined in the foreclosure or filed after the commencement of the foreclosure are released as to the

property as a matter of law. The property sells with a minimum opening bid of \$50,000. A 10% buyer's premium (\$1000 Minimum) will be added to the high bid to obtain the final contract selling price. The high bidder will immediately post a pre-authorized deposit via ACH transfer for \$5,000 plus 10% of the premium as a non-refundable deposit held in escrow which will apply towards the total purchase price at closing (except if purchased by Plaintiff). The real estate is sold As Is with no contingencies. It is the bidder's responsibility to determine if the property is sold subject to delinquent utilities, demolition orders or other matters of public record that may adversely affect its value. Any inspections must be done prior to Auction. All information contained herein was derived from public sources. Information is believed to be accurate, but not guaranteed. The sale will be reported to the Court with the expectation of confirmation. Once Court confirms sale (which varies due to several factors) High Bidder is legally required to pay balance and Close within 30 days of court confirmation at court appointed title company; Buyer pays all of their own closing costs. No contract signed at auction. The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of sale are insufficient to cover. (Should property not bring the opening bid, it will be re-offered on the Second Sale Date: 03/16/2022; Same time applies)

AGENTS: Please see MLS or byceonline.com under forms for the agent/broker registration. Note: Agent/Broker Registration Must be sent in 48 Hours in advance of the start of scheduled sale of real estate.

Jeff Byce, PSO - ByceREALTY, 330.747.7000

Quantity: 1



<https://www.byceonline.com/>