

Sale Name: Bidding Closed! 06/08/2021 - High Bid \$57,000 - Online Court Ordered Foreclosure Auction: 3 Bed, 2 Bath, 1650 SF Home - 451 Empire St. Leetonia - Columbiana County

LOT 1 - Online Court Ordered Sale: 3 Bed, 2 Bath Home - 451 Empire St. Leetonia, OH - Columbiana County



Description

ONLINE COURT ORDERED SALE

Final Bidding & Closing: Tuesday, June 8, 2021 - 4 PM EST

451 Empire St. Leetonia, OH 44431

Preview: Tuesday, June 8, 12-1 PM

**Opening Bid: \$30,000 - 2/3 Appraised Value
(Property Appraised for \$45,000; bidding starts at \$30,000)**

Situated in the Village of Leetonia, County of Columbiana

3 Bed (with Bonus Pass-Through Room on 2nd Floor), 2 Bath, 1650 SF Home, Built in 1940 on 0.52 Acres; Wheel Chair Ramp Access; One Car Attached Garage with Basement Access and One Car Detached; Paved Driveway; Public Water; Septic; Full Unfinished Basement; Gas Forced Air Furnace and Gas HWT; Leetonia EVSD; Parcel 58-00396.000

- Tax Value \$86,200 - Annual Taxes: \$1,189.06

Columbiana County 2020 CV 00330; United States of America Acting Through the Rural

Housing Service, United States Department of Agriculture (USDA) v. Barbara J. Drohn, et al.

This is a Foreclosure Auction ordered by the Columbiana 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 \$30,000. 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 as a non-refundable deposit held in escrow which will apply towards the total purchase price at closing. 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 expenses 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: 06/22/2021; 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/>