

PRESS RELEASE

FOR IMMEDIATE RELEASE

FROM: Ron Denney, Auctioneer, Mediation & Ohio Asset Recovery
Ohio Real Estate Auctions LLC
TO: Ohio Bankers League
RE: Special Master/Judicial Sale Movement
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Licensed under Chapter 4707 & Described Under Section 2329.151- Ohio Revised Code

YOU DO NOT HAVE TO SELL AT THE COURTHOUSE...

The Sheriff's Department protects the community; it's what they are called to do. As an Auctioneer I sell real estate property at Public Auction; it's what I am driven to do. Now Banks can achieve better and faster recovery by utilizing a professional licensed Auctioneer to be part of a growing movement in expediting foreclosures while adhering to the law and clearing all Junior Leans through court-ordered auction. The process creates a greater sell-through rate while keeping in place the ability to credit bid if desired.

BRIEF COMPARISON

Sheriff Sale Requirements

3 mandatory newsprint ads
Sell-through rate less than 5% to public
Takes up to 2 years from start to close
Clears all liens

Ron Denney Auctions Results

3 mandatory/targeted newsprint ads
Sell-through rate over 90% to public
Less than 90 days from start to close
Clears all liens
3 qualified appraisals
On-site auction/or bulk ballroom option
List property on MLS, Auction Zip & More
On-site designed auction signage with terms
Email blast of more than 7000 buyers
Commercial Marketing Plans created
Public Open Houses conducted
Photos, descriptions, due diligence completed
Direct Mail: demographic/psychographic list
Person to person solicitations to buyers
Update the plaintiff directly as needed
Deliver checks following closings
Communication to keep you in the process
Can work with Real Estate Buyer Agents
Buyer pays Auctioneer & closing cost fees
Advertising & Appraisal fees at closing
Sales produce market value, all as-is where is

As you know, most Sheriff's Sale Properties are purchased back by the banks or produce a no/bid no/sale. There is another way to approach the foreclosure epidemic. An initial information seeking conversation may assist in avoiding additional REO inventory. If you are interested, please contact Ron Denney, Auctioneer & Realtor for a client reference and to learn more about the process, legalities and results of a Special Master/Judicial Sale Auction. Appointments are available: 937.572.4468 or ron@rondenney.com

If you want it SOLD AND CLOSED, Ron can help!
Ron Denney Auctions. 3730 Rocky Point Road. Mad River Township, Ohio. 45502