

Order Confirmation for Ad #: 0001715673



**Customer:** SARGENT, KARIE  
**Address:** 3470 NEEDHAM RD.  
 MANSFIELD OH 44904 USA  
**Acct. #:** 4198842847SARG  
**Phone:** 4198842847  
**Email:** ksargent@gannett.com  
**Payor:**  
**Ordered By:** Jennifer Layne

OrderStart Date: 11/10/2016

Order End Date: 11/24/2016

PO #

Tear Sheets

Affidavits

Blind Box

Promo Type

Materials

Special Pricing

1

1

Net Amount

\$1,443.20

Tax Amount

\$0.00

Total Amount

\$1,443.20

Payment Method

Credit Card

Payment Amount

\$0.00

Amount Due

\$1,443.20

Ad Order Notes:

Sales Rep: ksargent

Order Taker: ksargent

Product	# Ins	Start Date	End Date	Placement	Position
MCO-Chi-Chilllicothe Gazette	3	11/10/2016	11/24/2016	MCO-Legals	Sheriff Sales
MCO-Chi-Chilllicothe Online	3	11/10/2016	11/24/2016	MCOW-Legals	Sheriff Sales

Text of Ad:

**Notice of Sheriff Sales  
Case # 2016-CV-0000**

In pursuant to and Order of Sale duly issued out of the Ross County Common Pleas Court on Judgement therein rendered in the case of: **Bank of New York, Plaintiff vs. John Doe, et al, Defendant**

**Address:** 123 Main Street,  
Chillicothe, Ohio, Township of Ross

**Parcel:** 000-000-000-00-00

**Volume:** 222 **Page:** 0000

**Full legal description may be obtained at the Ross County Recorder's Office.**

I will expose and offer for sale in the multi-purpose room of the Law Enforcement Complex located at 28 N. Paint St., Chillicothe, OHIO 45601, at public auction on **Wednesday, December 7, 2016 at 10:00 a.m.** Said premises have been appraised at **\$90,000.** and must not be sold for less than 2/3 thereof **\$60,000.**

**The Sheriff's Office nor any affiliates have access to the inside of said property. All appraised value to not include interior examination of property.**

**Plaintiff ONLY may fax bids to 800-296-5128 or email to:**

**sheriffsalebid@rosssheriff.com**

**All bids must be received by this office no later than 4:30 p.m., the day prior to sale date.**

**Term of Sale:**

The successful bidder will be required to pay a deposit the day of the sale before 4:00 pm. The following scale will be enforced:

If said appraised value of the property is:

\$0 to \$10,000.-Deposit of \$2,000.

\$10,000. to \$200,000.-Deposit of \$5,000.

\$200,000. and above-Deposit of \$10,000.

**This will NOT include the Plaintiff, Bank, Mortgage Company**

**NO PERSONAL CHECKS WILL BE ACCEPTED.** Certified bank checks will be accepted made payable to the **Ross County Sheriff.**

The purchaser shall be responsible for costs, allowances and taxes that the proceeds of the sale are insufficient to cover.

Balance will be due 30 days from the date after the sale is confirmed. Failure to pay the remaining balance within 30 days will result in a Contempt of Court, and/or the loss of deposit.

If said property was NOT sold upon the first date offered, the property will be offered for sale on Wednesday, December 16, 2016 at 10:00 a.m. Sales on this date will be sold with no minimum bid. The deposit amount will be the same as listed above.

**Review the following statement for third party purchasers:**

ORC code 2329.311 The Judgement Creditor and First Lienholder each have the right to redeem the property within 14 days of the sale by paying the full purchase price to the Clerk of Courts and the Clerk of Courts shall proceed with the redeeming party considered the successful purchaser of the sale. All deposits will be refunded to the purchaser once the Order to Vacate has been received by this office.

**THE SHERIFF OPERATES UNDER THE DOCTRINE OF CAVAET EMP-TOR. THE ROSS COUNTY SHERIFF MAKES NO GUARANTEE AS TO THE STATUS OF TITLE PRIOR TO SALE. TITLE SEARCH SHOULD BE DONE BY PURCHASER PRIOR TO SALE.**

George W. Lavender Jr.

Sheriff of Ross County

Judith Brown,

Assistant Prosecuting Attorney

740-703-3115

(Pub:GAZ.Nov10.17.24.'16#1715673)