

NOTICE OF SHERIFF SALES

CASE # _____

In pursuant to and Order of Sale duly issued out of the Ross County Common Pleas Court on a judgement therein rendered in the case of:

_____ Plaintiff
VS
_____ Defendant

Address _____

City, Village _____ Township _____

Parcel# _____

Volume _____ Page _____ of Ross County Recorders Official/Deed records

Full legal description may be obtained at the Ross County Records Office

I will expose and offer for sale in the multi-purpose room of the in the Law Enforcement Complex located at 28 N. Paint St. Chillicothe OHIO 45601, at public auction on Wednesday, _____ 20____ at _____ am. Said premises have been appraised at _____, must not be sold for less than 2/3rds thereof _____.

The Sheriff's Office nor any affiliates have access to the inside of said property. All appraised value do 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 pm, the day prior to sale date

Terms of Sale:

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

- If said appraised value of the property is:
- \$0 to \$10,000.00 = Deposit of \$2000.00
- \$10,000 to \$200,000.00 = Deposit of \$5000.00
- \$200,000.00 and above = Deposit of \$10,000.00

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 the 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 _____ at _____ am. 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'S SALE OPERATES UNDER THE DOCTRINE OF CAVAET EMPTOR. 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.

Dates for advertiser:

George w. Lavender Jr.
Sheriff of Ross County

Judith Brown
Assistant Prosecuting Attorney
740-703-3115