

SHERIFF SALES FOR JANUARY 12, 2022 AND PROVISIONAL DATE OF JANUARY 19TH

TIME	CASE#	ADDRESS	NAME	OWES	APPR AMOUNT	OPENING BID
9:00	21CI90	843 WASHINGTON AVE	KENNETH TRIMBLE	17,623.48	18,000.00	12,000.00
9:10	21CI205	755 HURLESS RD	DANY STOUT	25,785.94	32,000.00	21,334.00
9:20	20CI239	89 GOODALE DR	TIMOTHY TRIPP	148,284.00	60,000.00	40,000.00

The second sale date is January 19th 2022 at 8:30 am. This is a provisional date and only offered if the property did not have any bidders of the first date. If a sale is withdrawn prior to the sale there will not be a second sale offered.

1. Deposits are based on the appraised value and are required the day of sale by 4:00pm (NO EXCEPTIONS)
2. We only accept certified bank checks (NO CASH) made out to the Ross County Sheriff. The following is the required deposit amounts due.

0.00 to 10,000.00	deposit of 2,000.00
10,000.00 to 200,000.00	deposit if 5,000.00
200,000.00 And above	deposit of 10,000.00

3. Final balance is due once the deed has been delivered to this office, on average that is 60 to 90 days after the sale date. I will contact you with the balance amount and set up a time.
4. If you purchase a home with occupants in the home you have no rights to the home or the property until the deed is transferred into your name. There is absolutely no interior appraisals for your financing. Once the deed is transferred into the your name and the occupants are still there you must go to the Ross County Clerk of Courts and get a Writ of Possession, there is a fee you will be responsible for. They will issue it to the Sheriff's Office and the occupants will be given 30 days to vacate the property. Once they have left you can enter the property. On average you could be paying a house payment before you can take possession of the home.
5. Keep in mind I have no way to make this process go faster. I do not prepare the deeds or any of the paper work done after the sale.

