

SHERIFF SALES FOR OCTOBER 27 2021 AND PROVISIONAL DATE OF NOVEMBER 3rd

TIME	CASE#	ADDRESS	NAME	OWES	APPR AMOUNT	OPENING BID
9:00	21CI79	54 THORNTON SPUNG	BRUCE BAYLOUS	21,990.00	15,000.00	10,000.00
9:10	19CI527	4934 VIGO RD	EDWARD WILSON	53,382.63	15,000.00	10,000.00
9:20	19CI523	593 CLARK LA FRANKFORT	MARCUS PREECHER	116,086.22	35,000.00	23,334.00
9:30	20CI318	203 W MAIN ST BAINBRIDGE	ROBERT MILLER	50,000.00	24,000.00	16,000.00

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.

