



Union County SHERIFF'S REAL ESTATE SALES

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SHERIFF'S SALE OF REAL ESTATE REVISED CODE, SEC. 2329.26 STATE OF OHIO, UNION COUNTY

Wilmington Savings Fund Society,
FSB, Not in its Individual Capacity,
but Soley as Trustee of NRPL Trust
2019-1 Nationstar Mortgage LLC
Plaintiff

vs.

Deborah Robinson
Defendant

Case Number: 24CV0215

Under an Order of Sale in the above
named action, I will offer for sale
online at [https://union.sheriffsaleauc-](https://union.sheriffsaleauction.ohio.gov)
[tion.ohio.gov](https://union.sheriffsaleauction.ohio.gov), the following
described real estate, to-wit (a copy
of which can be obtained via email
at: rbarker@unioncountyohio.gov)
The following described 0.355-acre
tract is situated in the State of Ohio,
County of Union, Township of
Union, Village of Irwin, V.M.S.
4735, being all of Richard L.

Robinson and Deborah L. Robinson's
16/100- acre tract, 12 feet wide tract,
and 1/4-acre tract, described in
Official Record 885, page 995, and
said 0.355 acre tract being more
particularly described as follows:
Beginning for reference at a
magnetic nail found at the
intersection of the centerline of State
Route 4 with the centerline of state
Route 161 (60 feet wide). Thence
South 55° 36' 40" East (assumed
bearing) 319.29 feet, following the
centerline of State Route 161, to a
magnetic nail set at the southwest
corner of said 12 feet wide tract and
at the southeast corner of Bernice
Baker's .204-acre tract described in
Deed Record 307, page 106, said nail
marking the place of beginning.
Thence North 33° 10' 30" East

165.26 feet, departing from the
centerline of State Route 161
following the northwest line of said
12 feet wide tract and the southeast
line of said 0.204 acre tract, passing
at 30.32 feet, at 100.30 feet, and at
164.89 feet, 3/4 inch iron pipes
found, to a point in the southwest line
of Florence Gross' 17.104 acre Tract
II described in Official Record 942,
page 196. Thence South 55° 40' 19"
East 92.69 feet, following the
northeast line of said 12 feet wide
tract, the northeast line of said
16/100-acre tract, and following the
southwest line of said 17.104-acre
tract, to a 5/8- inch iron pin set with
cap marked "CLAPSADDLE RS
#6140". Thence South 32° 33' 56"
West 165.41 feet, following the
southeast line of said 16/100-acre
tract, said 1/4-acre tract, and a
northwest line of said 17.104-acre
tract, passing at 135.00 feet a
5/8-inch iron pin found with cap
marked "CLAPSADDLE RS
#6140", to a magnetic nail set in the
centerline of State Route 161. Thence
North 55° 36' 40" West 94.45 feet,
following the centerline of State
Route 161, the southwest line of said
1/4 -acre tract, and the southwest line
of said 12 feet wide tract, to the place
of beginning, containing 0.355 acre,
more or less, and being subject to all
valid easements and restrictions of
record. Of the above described
0.355-acre tract 0.247 acre is all of
said 1/4-acre tract, 0.046 acre is all of
said 12 feet-wide-tract, and 0.062
acre is all of said 16/100-acre tract.
Parcel Number: 32-0019062.0000
Map Number: 138-02-01-009-000
VMS: 4735
Prior Deed Reference: OR Book885,
Page 995
Property Address: 24280 State Route
161, Irwin Ohio 43029
The auction will be open for at least
7 days before the stated auction date.
Pre-auction bids may be placed as
soon as the property is listed at
[https://union.sheriffsaleauc-](https://union.sheriffsaleauction.ohio.gov)
[tion.ohio.gov](https://union.sheriffsaleauction.ohio.gov). Live bidding will
begin on Wednesday, 6/25/2025 at
9:00 AM.
Said premises appraised at

\$235,000.00 and cannot be sold for
less than two-thirds of that amount.
Neither the Sheriff's Office nor any
affiliates have access to the inside of
the property. All properties are sold
in "As Is" condition.

A tentative second sale date is
scheduled for 7/9/2025, at 8:30 a.m.,
and will only be held if the property
is not sold at the first auction. The
second auction will be held online
also at [http://union.sheriffsaleauc-](http://union.sheriffsaleauction.ohio.gov)
[tion.ohio.gov](http://union.sheriffsaleauction.ohio.gov) under the same terms
and conditions of the first auction,
without regard to the minimum
starting bid. Please check our
website for sale results, to know
whether the second auction will be
held.

TERMS OF SALE: Bidders must
register and make their deposits
online before the auction. Deposit
confirmation may take as long as 5
business days. The successful bidder
MUST provide a fully completed
Purchaser Information Form, provide
valid identification, and have the
required online deposit confirmed
when property is declared sold.
All third-party purchasers must make
a sale deposit:

If the bidder's final bid for the
property is:

Less than or equal to \$10,000, the
deposit due is \$2,000.00.

Greater than \$10,000 but less than or
equal to \$200,000, the deposit due is
\$5,000.

Greater than \$200,000, the deposit
due is \$10,000.

The successful bidder MUST have
the required amount deposited online
before the sale to have a bid
accepted. The balance of the
accepted bid is due within 30 days
upon confirmation of sale. Please
note: the purchaser shall be
responsible for costs, allowances, and
taxes that the proceeds of the sale are
not enough to cover.

Mike Justice, Sheriff
Union County, Ohio
Ulrich, Sassano, Deighton, Delaney
& Higgins Co. LPA – James Sassano
Attorney for Plaintiff

6/7-3S