



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

US Bank Trust National Association
Not in its Individual Capacity but
Solely as Owner Trustee for VRMTG
Asset Trust
Plaintiff

vs.

Timothy M. McClelland
Defendant

Case Number: 24CV0265

Under an Order of Sale in the above
named action, I will offer for sale
online at [https://union.sheriffsaleau-](https://union.sheriffsaleauction.ohio.gov)
[ction.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)

Being part of Survey Number 12188

In the Virginia Military Lends,
Jackson Township, Union County,
State of Ohio and being more
particularly described as follows:

Beginning at an iron pin located at the,
intersection of the centerlines of
County Road 336 and County Road
326-A, said point being on the East
Line of V.M.S. #12188; 10 Thence
along the centerline of County Road
336-C and said. V.M.S. Line South 7°
30° East for a distance of 247.80 feet

an iron pin; Thence South 80° 49' 23"
Wesl. for a distance of 671.01 feet to
an iron pin; Thence North 7° 30' West
for a distance 646.00 feet to an iron
pin; Thence North 80° 33' 20" East for
a distance of 671.11 feet to an iron pin
on the centerline of County Road
336-D and East V.M.S. Line; Thence
along the centerline of County Road
336-D and said V.M.S. Line South 7°
30" East for a distance of 401.33 feet
the place of beginning. to Containing
9.971 acres, more or less, and subject
to legal highways, easements,
restrictions and agreements of record.
This description was prepared by
Steven A. Fox, Registered
Professional Surveyor 7000, from a
survey performed by Harry Kennard
in November 1972.

Parcel Number: 1300010100000

Map Number: 005-00-00-013.000

VMS: 12188

Prior Deed Reference: Vol.339, Page
57, 181235

Property Address: 33883 Winnemac
Rd. Richwood, OH 43344

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.sheriffsaleau-](https://union.sheriffsaleauction.ohio.gov)
[ction.ohio.gov.](https://union.sheriffsaleauction.ohio.gov) Live bidding will begin
on Wednesday, 6/25/2025 at 9:00 AM.
Said premises appraised at
\$290,000.00 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.sheriffsaleau-](http://union.sheriffsaleauction.ohio.gov)
[ction.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 Identification 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
Sandhu Law Group – David T Brady
Attorney for Plaintiff

6/7-3S