



Union County SHERIFF'S REAL ESTATE SALES

FOR MORE INFORMATION CALL 937-645-4103 x4468 OR GO TO WWW.CO.UNION.OH.US/SHERIFF



SHERIFF'S SALE OF REAL ESTATE

Revised Code, Sec. 2329.26
State of Ohio, Union County
Heartland Bank
Plaintiff vs.

Robert D. Chervin, deceased, et al.
Defendant

Case Number: 19CV0198

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the Union County Veterans' Memorial Auditorium, 233 West Sixth Street, Marysville, in Union County, on Wednesday, August 25, 2021 at 9:00 a.m., the following described real estate, to-wit (a copy of which can be obtained via email at): rbarker@unioncountyohio.gov

Situated in the State of Ohio, County of Union, Township of Jerome, V.M.S. 2365 being all of William J. Curry and Chris Mazulo's 1 and 1/4 acre tract (1.272 acre by this survey) described in deed Volume 320, page 432, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Main Street (60 feet wide) (Jerome Road) (C.R. #11) with the centerline of Town Street:

Thence North 10° 00' 00" East (assumed bearing) 227.97 feet, following the centerline of Main Street and passing at 211.47 feet the southwest corner of Reta M. Rutt's 16 and 1/2 feet by 91 and 1/2 feet (0.035 acre) tract described in deed Volume 295, page 649, to a railroad spike set at the northwest corner of said 0.035 acre tract and the southwest corner of said 1 and 1/4 acre tract, said railroad spike set marking the place, of beginning;

Thence North 10° 00' 00" East 148.50 feet, continuing along the centerline of Main Street and the west line of said 1 and 1/4 acre tract, to a PK nail found at the southwest corner of David R.

Reiselt and Peggy L. Daugherty's 1.00 acre tract described in deed volume 300, page 268;

Thence South 81° 10' 19" East 333.26 feet, following the north line of said 1 and 1/4 acre tract, the south line of said 1.00 acre tract, and passing at 29.00 feet to an iron pin set, to a 1" iron pipe found at the northwest corner of Tracy and Christine Marie Mills' 0.774 acre tract described in Deed Volume 305, page 707;

Thence south 10° 00' 07" West 176.69 feet, following the east line of said 1 and 1/4 acre tract and the west line of said 0.774 acre tract, to an iron pin set at the northeast corner of Reta M. Rutt's tract described in deed 295, page 649, said tract being lots #35 and #37 of the village of Jerome (formerly the Town of Frankfort, Plat Book 2, Page 30), 30 feet being reserved for a street along the east end of said Lot #37;

Thence North 79° 09' 45" West 241.72 feet, following the north line of said Reta M. Rutts' tract and the south line of said 1 and 1/4-acre tract, to an iron pin set at the southeast corner of 0.035-acre tract.

Thence North 10° 00' 00" East 16.50 feet, following the east line of said 0.035-acre tract and a segment of the south line of said 1 and 1/4-acre tract, to an iron pin set.

Thence North 79° 09' 45" West 91.50 feet, following the north line of said 0.035 acre tract and the south line of said 1 and 1/4 acre tract, passing at 61.50 feet an iron pin set, to the place of beginning, containing 1.272 acres, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from a field survey completed during the month of June 1991 by Paul R. Clapsaddle, Registered Surveyor #6140. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE," assumed meridian and are to denote angles only.

Parcel Number: 1700340930000
Map Number: 127-09-01-014.000
VMS: 2365

Prior Deed Reference:

201507230005784

Property Address: 10512 Jerome Rd. Plain City OH 43064

Said premises appraised at \$305,000 and cannot be sold for less than two-thirds of that amount. The Sheriff's Office nor any affiliates have access to the inside of the property. All properties are sold under the Doctrine of Caveat Emptor (let the buyer beware).

A tentative second sale date is scheduled for Wednesday, September 8, 2021 at 9:00 a.m., and will only be held if there are no bids received at the first sale. The second sale will be held at the same location as the first, under the same terms and conditions of the first sale, without regard to the minimum starting bid. Please check our website for sale results, to know whether or not this sale will be held.

TERMS OF SALE: The successful bidder MUST provide a fully completed Purchaser Information Form, show valid identification, and will be required to pay a deposit when property is declared sold.

All third-party purchasers shall make a sale deposit as follows:

If the appraised value of 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 a personal or certified check, cashier's check, money order, or cash in the amount due at the time the bid is accepted. The successful bidder CANNOT leave the premises before paying the deposit. The remainder 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 insufficient to cover.

s/Malcolm J. "Jamic" Patton, Sheriff

Union County, Ohio
David A Skrobot - Fisher Skrobot & Sheraw LLC - 614-233-6950
Attorney for Plaintiff
8-7-21