



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
The Huntington National Bank
Plaintiff

vs.

Pearl Junior Nicol aka Pearl J.
Nicol, et al.

Defendant

Case Number: 18CV0013

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, October 24, 2018 at 9:00 a.m., the following described real estate, to-wit (a copy of which can be obtained via email at rbarker@co.union.oh.us):

Situated in the City of Marysville, County of Union, and in the State of Ohio:

Being Division No. 10 in the Subdivision of the lands of Isaac C. Botkins, deceased, as made in partition, being a part of Survey No. 3354. Beginning at a stake in the West line of Robb's Addition to Marysville and 72 feet South 5 deg. West from the Southeast corner of John Glen's land; Thence North 85 deg. West 132

feet to a stake in the East line of Locust St.;

Thence with the said line South 5 deg. West 72 feet to a stake; Thence South 85 deg. East 132 feet to a stake in the West line of said Robb's Addition; Thence with said line North 5 deg. East 72 feet to the beginning.

EXCEPTING THEREFROM seven feet off of the South side of said lot.

19/100 of an acre being hereby conveyed.

Parcel Number:

290006396.0000

Map Number:

10103170060000

VMS: 3354

Prior Deed Reference: Plat Book 163 Pages 405

Property Address: 224 Locust Street, Marysville, OH 43040

Said premises appraised at \$89,000 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, November 7, 2018 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. "Jamie" Patton,
Sheriff

Union County, Ohio

Bradley P Toman – Carlisle,
McNellie, Rini, Kramer &
Ulrich Co. LPA –
216-360-7200

Attorney for Plaintiff

10-6-3S