

SHERIFF'S SALE  
STATE OF OHIO  
MONROE COUNTY SS:  
In the Court of Common Pleas  
Case No. CVE 2019-440

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In pursuance to an ORDER OF SALE issued out of the Court of Common Pleas of Monroe County, in the Case of Bayview Loan Servicing LLC vs. Bobbi J. McFrederick, et al, being Case No. CVE 2019-440 in said Court, I will offer for sale at Public Auction at the east door of the Courthouse in Woodsfield, Ohio, in the above named County on Friday, the 9th day of April, 2021 at 10:00 AM the following described lands and tenements. Tentative second sale date will be Friday, the 23<sup>rd</sup> day of April, 2021 at 10:00 AM.

PROPERTY ADDRESS: 51680 SR 145, Jerusalem OH 43747  
PARCEL NUMBERS: 14-001082.0000  
TOWNSHIP: Malaga Township  
ACREAGE: Lot 44 Pt  
PRIOR DEED REF: Official Records: Vol. 220 Pg. 713

**\*\*\*ALL BUYERS BEWARE\*\*\***

The appraised value was established based on an exterior view only of the structure(s) located on the premises described herein. The Sheriff's Office nor any affiliates have access to the inside of said property.

The Purchaser shall be responsible for costs, allowance, and taxes that the proceeds of sale are insufficient to cover.

TERMS OF SALE

All third party purchasers of the property at the Sheriff's Sale must complete a Real Estate Judicial Sale Purchase Information Form immediately following the sale. REMOTE BIDDERS will provide their information form when they email or fax in their bid.

All third party purchases shall make deposit with the Sheriff following the sale an amount of \$5,000.00.

The remainder of the purchase price shall be paid within thirty (30) days from the date the Entry Confirming Sale is filed.

Said lands and tenements so ordered to be sold appraised at Thirty Thousand and 00/100 Dollars (\$30,000.00) and cannot be sold for less than two-thirds (2/3) of the appraised value.

More information pertaining to HB 390 concerning sales are posted at Monroe Co. Sheriff's Website.

Charles R. Black, Jr. Sheriff  
Monroe County, Ohio

Plaintiff's Attorney  
Bethany L. Suttinger

Mar. 11, 18 & 25, 2021