

SHERIFF'S SALE
STATE OF OHIO
MONROE COUNTY SS:
In the Court of Common Pleas
Case No. CVE 2022-032

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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 Union Home Mortgage vs Joseph L. & Melissa A. Bianchin, being Case No. CVE 2022-032 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 28th day of October, 2022 at 10:00 AM the following described lands and tenements. Tentative second sale date will be Friday, the 4th day of November, 2022 at 10:00 AM.

PROPERTY ADDRESS: 44591 Smith Road, Lewisville OH 43754-9590
PARCEL NUMBERS: 32-001015.0000
TOWNSHIP: Wayne Township
ACREAGE: 1.052
PRIOR DEED REF: Official Records: Vol. 392 Pg. 1159

*****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 Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) 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
Kyle E. Timken
Sept 29, Oct 6 & 13, 2022