

IN THE COURT OF COMMON PLEAS
MONROE COUNTY, OHIO
Notice of Sale
Case No. CVE 2023-033
U.S. BANK TRUST NATIONAL ASSOCIATION
Plaintiff
VS
MARIE ROSE
Defendant

Pursuant to an order of sale issued by the Court of Common Pleas, Monroe County, I will offer for sale online at public auction at <https://monroe.sheriffsaleauction.ohio.gov> on the 20th day of October 2023, 10:00 a.m., provisional sale date the 3rd day of November, 2023 10:00 a.m., the following described real estate:

Property address: 424 Eastern Avenue, Woodsfield, Ohio 43793

PPN: 05-190101.3000 & 05-190102.9000

Full legal description can be obtained from the Monroe County Recorder's Office

Said premises have been appraised at \$45,000.00 and cannot be sold for less than two-thirds of that amount. Proxy bids may be submitted 7 days in advance of the sale at the website. Deposit requirement deadlines are posted on the auction website. Please be aware of them and you must meet the deadline in order to participate. Deposits can be made using wire transfer or ACH debit transfer.

Balance due within thirty days of confirmation of sale, before deed is delivered. The purchaser shall be responsible for the cost, allowance, and taxes that the proceeds of the sale do not cover.

Attorney for plaintiff: Ethan J. Clunk, (330) 436-0300

Charles R. Black, Jr., Sheriff

The Monroe County Sheriff's Office nor any other governmental entity of Monroe County is responsible for the condition of the buildings or property and therefore are no guarantees. Neither the sheriff's office nor any affiliates have access to the inside of said property. Property is sold as is where is.