

**SHERIFF'S SALE OF REAL ESTATE  
Revised Code, Sec. 2329.26**

The State of Ohio, Highland County.

Deutsche Bank National Trust

Plaintiff

vs.

Case No. 16-CV-0167

Margaret Hughes, et al.

Defendant

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, in the small meeting room in the basement of the Highland County Administration Building, located at 114 Gov. Foraker Place in Hillsboro, Ohio 45133, in the above named County, on Thursday, Sept. 21st and Oct. 5th, 2017, at 10:00 o'clock A.M., the following described real estate, situate in the County of Highland, Liberty Township and State of Ohio, to-wit:

Situated in the Village (City) of Hillsboro in the County of Highland and State of Ohio, and bounded and described as follows: Beginning at the northwest corner of Out-Lot No. 17; thence with the north line of said out-lot and the south line of Lots Nos. 173 and 170 eastwardly 198 feet to a stake in said line; thence southwardly on a line parallel with East Street 170 ft. 10 in. to a stake; thence westwardly on a line parallel with Pleasant Street 198 feet to a stake in the east line of East Street; thence with the east line of East Street northwardly 171 feet 2 in. to the beginning.

Save and except the following described real estate, situate in Liberty Township, Highland County, State of Ohio, being a part of Out-Lot No. 17 of the City of Hillsboro, and more particularly described as follows: Beginning at an iron pin in the east line of East Street, said iron pin being the northwest corner of a lot now owned by Clarence L. Wamsley (formerly owned by Emma L. Templin), and the southwest corner of both the parcel described herein and the lot which it is a part; thence running in eastwardly direction with the N. line of said Wamsley lot and parallel with Pleasant Street to an iron pin in the west line of an alley 198 feet; thence running in a northwardly direction with the west line of said alley; and parallel with the East Street a distance of 62 ft.; thence running in a westwardly direction and parallel to Pleasant Street, through the lot of which the parcel described herein is a part, a distance of 198 ft. to the east line of East Street; thence running in a southwardly direction with the east line of East Street, a distance of 62 feet to the place of beginning.

Permanent Parcel No.:

Premises commonly known as: 336 S. East Street, Hillsboro, OH 45133

PARCEL ID # 25-44-001-078.00

Said Premises Located At: 336 South East Street, Hillsboro, Ohio 45133.

Said Premises Appraised At: Forty Five Thousand Dollars and 00/100 (\$45,000.00) and cannot be sold for less than two-thirds of that amount on First Sale Date. Property will be sold to winning bidder with no minimum opening bid at Second Sale Date if property was not purchased at first sale date.

Terms of Sale:  $\leq \$10,000 =$  Deposit of \$2,000.00,  $> \$10,000.00 \leq \$200,000 =$  Deposit of \$5,000,  $> \$200,000 =$  Deposit of \$10,000.00 day of sale, balance upon delivery of deed.

Public notice is hereby given that all such real property to be sold at public auction may be subject to a federal tax lien that may not be extinguished by the sale and prospective buyers are urged to search the federal tax lien index, that is maintained by the county recorder, to determine if a Federal Tax Lien has been filed, with respect to this property prior to day of sale.

Donald E. Barrera, Sheriff  
Highland County, Ohio

Matthew Murtland

SHAPIRO, VANESS, PHILLIPS & BARRAGATE, LLP

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Attorney for Plaintiff

(Fri., Aug. 11, 18, 25, 2017)

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