

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

The State of Ohio, Highland County.

Bank of New York Mellon

Plaintiff

vs. Case No. 17-CV-0051

Timothy J. Deboard, et al.

Defendant

In pursuance of an 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, the 28th of September and Oct. 12th, 2017, at 10:00 o'clock A.M., the following described real estate, situate in the County of Highland, Fairfield Township and State of Ohio, to-wit:

Situated in Military Survey 4003, Fairfield Township, Highland County, Ohio and is all of the 3.75 acres tract conveyed to James W. Puckett as described in Deed Book 232, Page 69, Highland County Recorder's Office:

Beginning at a point in the centerline of Main Street (State Route 28) (66.00 feet wide) at the southerly extension of the east line of Lot 40 of the Village of Highland (formerly Village of New Lexington); thence N. 13 deg. 30' 00" W. a distance of 33.00 feet to a spike nail at the southeast corner of said Lot 40 in the west line of Purtee Lane; thence N. 76 deg. 00' 0" E. along the south line of 0.254 acre tract conveyed to Cassie & Geneva Barnett (Deed Book 262, Page 79), crossing Purtee Lane, a distance of 82.00 feet to a P.K. nail at the southeast corner of said 0.254 acre tract; thence N. 13 deg. 30' 00" W. along the east line of said 0.254 acre tract, passing an iron rod at 23.67 feet, a distance of 168.00 feet to an iron rod at the northeast corner of said 0.254 acre tract; thence S. 76 deg. 00' 00" W. along the north line of said 0.254 acre tract a distance of 66.00 feet to a spike nail set in the stub of a 6-inch wood fence post at the northwest corner of said 0.254 acre tract; thence N. 13 deg. 33' 12" W. along the east line of Outlot 7 of said Village a distance of 496.02 feet to a 1/2" iron pipe found at the northwest corner of said 3.75 acre tract and corner to the 47.75 acre tract conveyed to Leroy, Jr. & Jo Ellen Larrick (Deed Book 318, Page 755); thence N. 73 deg. 21' 57" E. along the line between said 3.75 acre tract and said 47.75 acre tract a distance of 248.87 feet to a 15-inch wood fence post found at the northwest corner of the 8.0 acre tract conveyed to Fred McNeil, et al., (Deed Book 225, Page 25); thence S. 13 deg. 15' 03" E., along the west line of said 8.0 acre tract, passing an iron rod at 596.17 feet, a distance of 632.37 feet to a point in the centerline of State Route 28; thence S. 58 deg. 48' 14" W., along the centerline of State Route 28 a distance of 257.47 feet to a point in the easterly terminus of the centerline of Main Street; thence S. 76 deg. 00' 00" W. along the centerline of Main Street; a distance of 16.00 feet to the place of beginning, containing 3.523 acres and subject to all legal highways and easements of record. Irons are 3/4 1/4 T-Section with 1" diameter metal cap.

Being a survey conducted by Gale L. Helms, Registered Surveyor #4706, on June 26, 1980.

PARCEL ID # 12-01-000-067.00

Said Premises Located At: 8021 SR 28, Highland, Ohio 45135.

Said Premises Appraised At: Fifteen Thousand Dollars and 00/100 (\$15,000.00) 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: </>=\$10,000=Deposit of \$2,000.00, >\$10,000.00</>=\$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

Melissa N. Hamble
MANLEY, DEAS & KOCHALSKI, LLC.
P.O. Box 165028
Columbus, Ohio 43216
614-222-4921
Attorney for Plaintiff
(Fri., Aug. 18, 25, Sept. 1, 2017)
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