

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

The State of Ohio, Highland County.

US Bank National Association

Plaintiff

vs. Case No. 17-CV-0071

Paul A. Blanton, 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 5th and 19th day of October, 2017, at 10:00 o'clock A.M., the following described real estate, situate in the County of Highland, Concord Township and State of Ohio, to-wit:

Situate in the Township of Concord, County of Highland and State of Ohio, being a part of Gillison's Survey No. 584, bounded and described as follows:

Beginning at a post set in the old roadbed, said post being a corner to lands now owned by Donald Walker and the Southwest corner to parcel described herein; thence running with a line of said Walkers, S. 71 deg. 40 min. E., a distance of 33.69 rods to a point in the center of County Road No. 67-A, said point being a corner to an 11 acres and 129 sq. rd. tract surveyed off for Nelson Ogden at this time; thence running with the center of said County Road, No. 67-A, N. 58 deg. 30 min. W. a distance of 39.88 rods to a corner to said Walker; thence running with a line of said Walker, S. 11 deg. 10 min. E. a distance of 10.36 rods to the place of beginning, the parcel of land Containing a Calculated area of 152 SQ. RDS., the survey being one made in May 1952, this parcel is a part of the Second Tract conveyed by H.E. Marlatt and Goldie M. Marlatt to Nelson Ogden and Beatrice C. Ogden, Volume 161, Page 397, Deed Records of Highland County, Ohio.

Parcel II Being situated in Leitch's Military Survey No. 1996 and Gilison's Military Survey No. 584, in the Township of Concord, in the County of Highland, in the State of Ohio and bounded and described as follows:

Beginning at a spike found in the centerline of Miller's Chapel Road No. C-67 B and corner to a 11.806 acres of Edna M. Vallee as recorded in Volume 354, Page 341; thence with two lines of the 11.806 acres, S. 20 deg. 28 min. 34 sec. E. a distance of 345.79 feet to an iron pin; thence S. 66 deg. 46 min. 54 sec. E. a distance of 63.31 feet to an iron pin set and a corner to a 20.275 acres of Edna M. Vallee as recorded in Volume 354, Page 341; thence with a line of the 20.275 acres, S. 17 deg. 36 min. 17 sec. W. a distance of 697.54 feet to an iron pin set in the line of a 40.644 acres of said Edna M. Vallee as recorded in Volume 354, Page 341; thence with said 40.644 acres, N. 68 deg. 18 min. 53 sec. W. a distance of 101.38 feet to an iron pin set by a large oak and a corner to the 63.500 acre of Joe Ogden as recorded in Volume 355, Page 876; thence with a line of the 63.500 acres, N. 67 deg. 55 min 59 sec. W. a distance of 541.43 feet to an iron pin set and a corner to a 10.094 acres said Joe Ogden as recorded in Volume 355, Page 876; thence with a line of the 10.094 acres and a division line through the original 10.162 acres, N. 19 deg. 38 min. 04 sec. E. a distance of 1042.01 feet to an iron pin set and a corner to a 0.95 acres of James A. and Teresa L. Bishop as recorded in Volume 351, Page 48; thence with said Bishop's line, S. 68 deg. 07 min. 58 sec. E. a distance of 559.87 feet to the beginning, Containing 14.502 acres more or less, being 4.339 acres out of Tract V of the original 10.162 acres and all of the Tract VI of the Original 10 acres of the premises transferred to Joe Ogden Volume 355, Page 876 and subject to all legal highways and easements, Bearings are magnetic and based upon the S. 68 deg. 07 min. 58 sec. E. line along the property of James A. Bishop.

A survey of this property was made by Robert E. Satterfield, No. 4238, West Union, Ohio on April 2, 1993.

PARCEL ID # 06-25-000-079.00 AND 06-25-000-077.00

Said Premises Located At: 7650 Miller Chapel Rd., Hillsboro, Ohio.

Said Premises Appraised At: One Hundred Twenty Thousand Dollars and 00/100 (\$120,000.00) 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

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(Fri., Aug. 25, Sept. 1, 8, 2017)
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