

**SHERIFF'S SALE OF REAL ESTATE**

**Revised Code, Sec. 2329.26**

The State of Ohio, Highland County.

Fifth Third Mortgage Company

Plaintiff

vs. Jenny L. Hopkins, et al.

Case No. 17-CV-0095

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 12th and 26th day of October, 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 Township of Liberty, County of Highland and State of Ohio, being situated in Military Survey Nos. 2320 and 6277:

Beginning at an iron pin at the southwest corner of the original 44 ½ acres of which this was a point of a corner of the original 83 acres and 45 square poles of which this was a part, corner to the property of Davon, Inc., and in the survey line between Military Survey Nos. 2320 and 2335; thence with said property of Davon, Inc., North 13 degrees 42 minutes West a distance of 371.69 feet to an iron pin Southwest of Stoney Point Road; thence with a division line and the centerline of Stoney Point Road, North 84 degrees 00 minutes East a distance of 764.06 feet to a spike in said centerline; thence with a division line through the original tracts, South 8 degrees 55 minutes East a distance of 587.59 feet to an iron pin in the line of 30 acres of Marble Buntain; thence with a line of said tract, South 79 degrees 08 minutes West a distance of 362.89 feet to an iron pin, thence with two lines of said property South 78 degrees 53 minutes West a distance of 358.15 feet to an iron pin; thence North 7 degrees 11 minutes West a distance of 283.01 feet to the beginning, containing 10.563 acres more or less; being 5.712 acres out of the original 83 acres and 45 square poles of the premises transferred to Mabel F. Buntain in Volume 226, Page 322.

A survey of this property was made by Robert E. Satterfield, Surveyor No. 4238, West Union, Ohio, in January 1972.

Less and Except:

Situated in the Township of Liberty, in the County of Highland, in the State of Ohio, and also being a part of Hughe's Virginia Military Survey No. 2320 and Stutt's Virginia Military No. 6277, and also being a part of the original 10.583 acres owned by John Hopkins as recorded in Deed Book 343, Page 424 and being bounded and described as follows:

Beginning at a reference point at a ¾ inch iron pin (found) at a corner to Lot No. 9 of the Stoney Point Estate Subdivision (Envelope No. 388 B) and 9.131 acres of Thomas J. Smith, Sr. and Timothy S. Smith (O.R. 144, Page 571) and also in the East line of the original 10.586 acres; thence continuing with said East line, North 8 degrees 52 minutes 54 seconds West 40.06 feet to a spike (found) in the centerline of Stoney Point Road (C-49 A) and also at the Northeast corner of the original 10.583 acres; thence continuing with said centerline, South 84 degrees 00 minutes 00 seconds West 224.09 feet to a ¼ inch spike (set) in the centerline of said Stoney Point Road and also being the real point of beginning; thence continuing with a division line through the original 10.583 acres, South 7 degrees 47 minutes 02 seconds East, passing a 5/8 inch iron pin (set) in the line of said Thomas J. Smith, Sr. and Timothy S. Smith at 25.00 feet a total distance of 606.24 feet; thence continuing with said Smith's line, South 79 degrees 05 minutes 53 seconds West 146.86 feet to a 5/8 inch iron pin (found) at a corner to said Smith and also a corner to 101.331 acres of Davon Inc. (Deed Book 278, Page 17); thence continuing with said Davon's line, South 78 degrees 51 minutes 51 seconds West 357.13 feet to a 5/8 inch iron pin (found) at a corner to said Davon and also a corner to 8.088 acres of Davon Inc. (Deed Book 292, Page 293); thence continuing with said Davon's line for the next two calls, North 7 degrees 16 minutes 34 seconds West 281.36 feet to a 5/8 inch iron pin (found) in the line of said Davon, Inc. and also Southwest of the centerline of the aforementioned Stoney Point Road and also at the Northwest corner of the original 10.583 acres; thence continuing with said centerline, North 84 degrees 00 minutes 00 seconds East 539.45 feet to the beginning, containing 7.391 acres, more or less.

Bearings are based upon the N. 84 deg. 00' 00" E. line as recorded in Deed Book 343, Page 424.

The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7525, on March 18, 2000 and found in File No. A-99-57.

PARCEL ID #23-11-000-083.00

Said Premises Located At: 8801 Stoney Point Road, Hillsboro, Ohio 45133.

Said Premises Appraised At: Sixty Thousand Dollars and 00/100 (\$60,000.00) 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

Colleen M. Stanchfield  
Assistant to Richard M. Rothfuss  
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(Fri., Sept. 1, 8, 15, 2017)