

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

The State of Ohio, Highland County.

Wells Fargo Bank NA

Plaintiff

vs. Case No. 17-CV-0099

Junior Ray Neal, 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, Oct. 19th and November 2nd, 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:

Parcel One:

Situate in the City of Hillsboro, in the County of Highland, and State of Ohio:

Being part of Lot No. 302 in Hough's No. 2 subdivision in the City of Hillsboro, beginning at an iron pin in the northeast corner of Lot No. 302, being the southeast corner of Lot No. 300 and in the west line of Trenton Street (called Cottage Street on plat); thence with the line of Trenton Street, S. 19 deg. 00 min. E. a distance of 55.00 feet to an iron pin; thence through Lot No. 302 S. 74 deg. 28 min. W. a distance of 247.95 feet to an iron pin in the rear line of Lot No. 302 and in the alley; thence with said lines N. 19 deg. 00 min. W. a distance of 40.00 feet to an iron pin southwest corner to Lot No. 300; thence with the south line of Lot No. 300 N. 71 deg. 00 min. E. a distance of 247.50 feet to the place of beginning, containing 11,756 square feet of land, more or less. Land surveyed October 28, 1965 by R. Lowell McCarty, Registered Land Surveyor No. 5008.

Parcel Number: 25-46-001-047.00

Last Deed Reference: OR Vol. 819, Page 106, Highland County Records.

Parcel Two:

Situated in the City of Hillsboro, County of Highland, State of Ohio, and CONTAINING 0.0583 acres of land, more or less, and being more fully described on the attached addendum and made a part hereof.

Situated in the City of Hillsboro, County of Highland, and State of Ohio, being part of V.M.S. No. 2516 and being a part of In-Lot No. 302 and the original 4 acres, 28 square rods "Parcel Three" as conveyed to Perry Harewood, Bernard R. Harewood, and Wendell Harewood recorded in Official Record 421, Page 401 and Official Record 421, Page 395 and as conveyed to H. Bernard Harewood and Wendell Harewood and recorded in Deed Book 289, Page 155 of the Highland County Recorder's Office and being further bounded and described as follows:

Beginning at a 5/8" iron pin (set) in the westerly margin of Trenton Street, said iron pin being the southeasterly corner of an 11,756 square foot tract as conveyed to Bruce L. Bolden, et al (D.B. 281, Page 430); thence with the westerly margin of Trenton Street S. 17 deg. 13 min. 24 sec. E., a distance of 14.12 feet to a 5/8" iron pin (set); thence with a new division line S. 77 deg. 53 deg. 15 sec. W., a distance of 246.37 feet to a Mag nail found), said Mag nail being in the easterly line of a 1.242 acres tract as conveyed to Wendell L. Harewood, Jr. (O.R. 547, Page 748); thence with Harewood's easterly line of N. 16 deg. 43 min. 06 sec. W., a distance of 6.59 feet to a drill hole (found) in concrete, said drill hole being the southwesterly corner of the aforementioned 11,756 square foot tract as conveyed to Bruce L. Bolden, et al (D.B. 281, Page 430); thence with Bolden's southerly line N. 76 deg. 08 min. 24 sec. E., a distance of 245.78 feet to the beginning, containing 0.0583 acre of land, more or less.

Bearings are based upon the record bearing (N. 82 deg. 30 min. 00 sec. W.) of the northerly margin of Walnut Street as found in Plat Book 001, Page 04.

Land surveyed in March 2004 and July 2008, under the direction of Eric N. Lutz, Registered Professional Surveyor No. 7232, the survey plat of which is referred to as Project No. S04-142A, on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

Parcel Number: 25-46-001-044.01

Property Address: 157 Trenton Street, Hillsboro, Ohio 45133

Prior Instrument Number: OR Book 944, Page 852 and OR Book 819 Page 106

PARCEL ID # 25-46-001-047.00 AND 25-46-001-044.01

Said Premises Located At: 157 Trenton Street, Hillsboro, Ohio 45133.

Said Premises Appraised At: Fifty One Thousand Dollars and 00/100 (\$51,000.00) 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

Tammy E. Stickley
LERNER, SAMPSON & ROTHFUSS
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Attorney for Plaintiff
(Fri., Sept. 8, 15, 22, 2017)
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