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NOTICE OF SALE OF REAL PROPERTY

The following real properties titled in the name of the Board of County Commissioners, Muskingum County, Ohio shall be sold by the Muskingum County Sheriff at public auctions held on the following dates and locations:

Tuesday, May 11th, 2021 at 5:30 p.m. (sold onsite):

5360 Mast Road, Duncan Falls, Parcel #60-40-20-14-000, 6.18 acres
4265 Salt Creek Drive, Chandlersville; Parcel #60-50-21-21-000; 31.29 acres

Thursday, May 13th, 2021 @ 10:00 a.m. at County Courthouse:

4050 Big Muskie Drive, Chandlersville, Parcel #60-70-02-25-000, 0.57 acres*
4050 Big Muskie Drive, Chandlersville, Parcel #60-70-02-02-000, 0.26 acres*
9065 Chandlersville Road, Chandlersville, Parcel # 60-70-01-03-000, 0.21 acres
2780 Brewster Grove Road, Chandlersville, Parcel #60-10-10-17-000, 5.12 acres
Shepherd Road (TR447), New Concord, Parcel #53-10-01-01-000, 2.63 acres
Main Street (SR146), Chandlersville, Parcel #60-70-01-02-000, 0.21 acres
Main Street (SR146), Chandlersville, Parcel #60-70-01-04-000, 0.19 acres

***The properties located at 4050 Big Muskie Drive will be sold together.**

Properties are sold as is, where is and without any warranty of their physical condition, either express or implied.

Legal Descriptions for the various properties may be viewed on the Muskingum County Recorder Website (<https://www.muskingumcountyoh.gov/Offices/Recorder/>) at Book 2940, Page 411 of the Official Records of Muskingum County, Ohio.

Tax information for the various properties may be viewed on the Muskingum County Auditor Website (<https://www.muskingumcountyauditor.org/>). Buyers shall be solely responsible for the payment of the 2020 tax year real estate taxes and assessments (due and payable in 2021) plus all future real estate taxes and assessments. Buyers shall be solely responsible for any CAUV recoupment, if applicable.

Buyers shall be required to make a minimum deposit in an amount equivalent to ten percent (10%) of the purchase price on the date of the sale. The balance of the purchase price shall be due and payable within fourteen (14) days from the date of the sale. All payments shall be made in either cash (U.S. Currency) or by good check. Failure to pay the balance due within fourteen (14) days shall result in the forfeiture of any deposit. In the event any check is returned by a financial institution for insufficient funds, the sale of the property will be voided and the matter referred to the prosecuting attorney.

Questions regarding the sale of the property may be directed to:

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Dated: April 21, 2021