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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 a public auction held on or about the property locations on the following dates:

Saturday, April 17th, 2021 @ 10:00 a.m.:

12665 Green Valley Road; Parcel #53-20-04-12-000; 119.60 acres
Green Valley Road; Parcel #53-20-04-11-000; 5.47 acres

Saturday, April 24th, 2021 @ 10:00 a.m.:

5230 Chandlersville Road; Parcel #73-15-07-21-000; 118.05 acres
Mast Road (Chandlersville); Parcel # 73-63-18-01-000; 82.36 acres
Chandlersville Road (Chandlersville); Parcel #60-01-08-67-000; 36.38 acres
Wilhelm Road (Chandlersville); Parcel #60-01-08-66-000; 6.92 acres
Wilhelm Road (Chandlersville); Parcel #60-40-17-04-000; 20.00 acres

Tuesday, May 4th, 2021 @ 5:30 p.m.:

5230 Chandlersville Road; Parcel #60-01-08-24.003; 10.00 acres
5080 Chandlersville Road; Parcel #60-01-08-64-000; 5.1 acres
5030 Chandlersville Road; Parcel #60-01-08-62-000; 5.1 acres
5345 Chandlersville Road; Parcel #60-01-08-46-000; 8.42 acres
5255 Chandlersville Road; Parcel #60-01-08-44-000; 5.73 acres
5181 Chandlersville Road; Parcel #60-01-08-43-000; 5.77 acres
5005 Chandlersville Road; Parcel #60-01-08-39-000; 5.1 acres
2735 Wilhelm Road; Parcel #60-01-08-24-001; 0.9 acres

Properties are sold as is, where is and without any warranty of their physical condition, either express or implied. All sales will be conducted on or about the property locations.

***Buyer will be responsible for obtaining and paying for a new survey and legal description for Parcel #73-63-18-01-000 (82.36 acres) and Parcel #60-40-17-04-000 (20.00 acres) before title transfer.**

Legal Descriptions for the various properties may be viewed on the Muskingum County Recorder Website at Book 2940, Page 411 and Book 2981, Page 148 of the Official Records of Muskingum County, Ohio.

Tax information for the various properties may be viewed on the Muskingum County Auditor Website. 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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Revised: March 30, 2021