

PRIVATE SELLING OFFICER FORECLOSURE AUCTION - NOTICE OF SALE

In the Common Pleas Court of Ross County Ohio, Case No. 18Cl000316

Community Savings Bank FKA The Home Building and Loan Company of Greenfield AKA The Home Building & Loan Company of Greenfield, Ohio, Plaintiff vs. Derek C Nelson, *et al.*, Defendants.

4051 Lyndon Salem Road, South Salem, OH 45681 - Buckskin Township, Ross County, Ohio

Private Selling Officer will sell such real property online at www.OhioForeclosures.com, to the highest bidder of at least \$26,667.00, which is two thirds of the sheriff's \$40,000.00 appraisal, plus a ten percent (10%) buyer's premium added to the high bid, for the property located at 4051 Lyndon Salem Road, South Salem, OH 45681. The sale will begin at least seven (7) days prior to the sale end date of April 24, 2019 at 12:00PM EST. If said property does not receive a sufficient bid, it will be offered for sale, with the same minimum bid, under the same terms and conditions, and on the same website of the first sale, beginning April 30, 2019 and ending May 7, 2019 at 12:00PM EST. Deposit of \$5,000.00 shall be wire transferred, by the Purchaser, to Standard Title Co. no later than 2:00PM EST the day following auction end. Balance of the full purchase price, including 10% buyer's premium, shall be wire transferred to Standard Title Co. no later than thirty (30) days following the confirmation of sale. The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. Full legal description and other details available at www.OhioForeclosures.com.