

NOTICE OF AUCTION SALE OF COUNTY REAL PROPERTY

Pursuant to R.C. § 307.09, R.C. § 307.10, R.C. § 2981.12, and Resolution #76-23 enacted by the Allen County Board of Commissioners on January 26, 2023, the Allen County Board of Commissioners shall offer for auction sale the following described real property, to-wit:

Situated in the City of Lima, County of Allen and State of Ohio, to wit:

Inlot number two thousand seven hundred fifty two (2,752) in Ashton's Sub-division of Outlots 246-247-248-249-250 in Ashton's Addition of Outlots (Plat Book 3, Page 100) in said city; also all the rights, title and interest of the grantors in and to the private alley ten (10) feet in width shown on the recorded plat of said addition located between said lots numbered two thousand seven hundred fifty two (2,752) and two thousand seven hundred fifty one (2,751) in said addition; ALSO, all right, title and interest of the grantors in and to a strip of land three (3) feet seven and one half (7 ½) inches in width off the entire south side said inlot numbered two thousand seven hundred fifty one (2,751) in said addition.

Subject to any easements and restrictions of record, if any.

Property Address: 771 Atlantic Ave., Lima, Ohio 45804

Parcel Number: M38 46-0105-02-020.000

Deed Reference: OR 2022, Page 4842

This auction will be held March 6, 2023, at 11:00 a.m. on the First Floor Conference room, located at 204 N. Main Street, Lima, OH 45801, and shall be conducted by authorized County Personnel on behalf of the Board of Commissioners, Allen County, Ohio.

You may attend the auction in person and bid, or may have a proxy attend the auction to bid on your behalf. All proxy's will be required to have the necessary deposit money in hand and will be required to have all necessary documentation showing proof of authorization to bid. You may also submit a sealed bid on a form available at the Office of the Allen County Commissioners, in lieu of attending in person. All absentee bids shall be opened at the time and place of sale, shall be available for inspection and review by all bidders then present in person, prior to final bids being submitted to and reviewed by County Personnel for acceptance and termination of the auction proceedings.

The Board of Commissioners reserves the right to reject any and all bids.

The opening bid shall be a minimum of \$10,000.00 with minimum bid increments thereafter of at least \$100.00.

The bid will be awarded to the highest bidder. Final closing shall occur, and the balance of the purchase price paid, if any, within thirty (30) days thereafter, at the office of the Allen

County Commissioners, as aforementioned, or as otherwise mutually agreed. The winning bidder shall pay a deposit of \$1,000.00, which represents 10% of the minimum bid amount, the day of the auction in cash or by cashier's check. At final closing, the winning bidder shall receive a quitclaim deed from the Allen County Commissioners.

THE WINNING BIDDER TAKES THE PROPERTY IN "AS IS" CONDITION, WITH ALL LIENS AND ENCUMBRANCES. THE PROPERTY IS BEING SOLD AS IS, BUYER BEWARE.

For additional information, contact Clerk of the Board, Brittany Woods at (419) 228-3700, Ext. 8531 or bwoods@allencountyohio.com.

To be published once, at least thirty days before the auction.