

PUBLIC AUCTION OF REAL ESTATE

To settle the Estate of Judith L. Mays
Pickaway County Probate Case No. 20111101

Date: Thursday, June 21, 2012 Time: 6:00 P.M.
Location: 125 Walnut St., Circleville, Ohio 43113



Description of Real Estate: Parcel No. A0541060000800; Legal Description LT-1198 WHOLE; Yamarick Township, Pickaway County, Ohio. Zoned Residential, R-Single Family. Lot Size is 60 x 172, improved with a Ranch style dwelling constructed in 1900, and containing approx. 1032 sq. ft. (per Pickaway County Auditor). Dwelling consists of 5 rooms, 2 Bedrooms (possibly 3), and 1 Bath with Partial Cellar-style Basement. Taxes are \$1,498.68 per year.

Open House Dates

Tuesday, June 5th @ 6-8 PM

Sunday, June 10th @ 2-4 PM

Terms of Sale: Real Estate was appraised in the Estate for \$44,000.00 and cannot be sold for less than eighty percent or \$35,200.00. A \$3,000.00 Non-Refundable Deposit will be due day of sale and the balance of the purchase price will be due on or before July 21, 2012. **No Contingencies accepted.** Title will pass by Administrator's Deed with no further evidence of Title being provided by the Estate. Taxes will be pro-rated through date of closing, and possession will be at closing. The Real Estate is being sold in, as-is condition in all respects. All buyers will have the right to have the property professionally inspected for any structural or environmental studies they might desire. All inspections must be completed prior to sale date and will be at Buyer's expense

Attorney for the Estate: Mr. Kevin Bennington
Attorney At Law
149 W. Franklin Street
Circleville, Ohio 43113
740-474-7561

Administrator for the Estate: Mr. Christopher Mays

Sale Conducted By:

Terryl A. Queen, Auctioneer/Realtor
Associate of Ohio Real Estate Auctions, LLC
Mr. Barry Baker, Broker
Call: 740-969-2983 or 740-412-3608 (Mobile)
Email: taqueenauctions@aol.com

Statements made day of sale will take precedence over printed matter. Auctioneer is licensed by Department of Agriculture and bonded in favor of State of Ohio Recovery Fund.

www.tqueenauctions.com or www.auctionzip.com

