

NOTICE OF SALE

Real Estate

AUCTION

Tues., December 3 @ 10:30am

Auction held at:

Wyndham Garden South

31 Prestige Plaza, Miamisburg, Ohio 45342

By Order of:

United States District Court

Southern District of Ohio

Civil Action No.: 3:08 CV304

United States of America, Plaintiff v.

Harold W. Wampler, III, as Executor of the Estate of Harold W. Wampler, Jr., et al.

To satisfy Foreclosure Judgment obtained in the above-referenced case,

United States of America, Plaintiff, will offer for public sale at auction the following tracts of Real Property:

Lot#	Parcel #	Acreage	Address	Land Use	Tax Dist.	80% Min.	Deposit	Notes
1	E20 01007 0001	10.27	700 Shiloh Springs Rd	C -Vac Land	Harrison TWP	72,597	\$7,500	
2	E20 24320 0008	.377	Old Barn Rd	C -Vac Land	Harrison TWP	2,849	\$1,000	
3	E20 24320 0009	.83	Old Barn Rd	C -Vac Land	Harrison TWP	6,270	\$2,000	
4	E20 24320 0011	1.101	Old Barn Rd	C -Vac Land	Harrison TWP	8,139	\$2,000	
5	H33 01505 0001	.396	Cortez Dr	Residential Lot	Trotwood City	4,779	\$2,000	
6	H33 01505 0002	.396	3380 Cortez Dr	Residential Lot	Trotwood City	4,779	\$2,000	
7	H33 01505 0006	.3271	Cortez Dr	Residential Lot	Trotwood City	4,411	\$2,000	
8	H33 01505 0007	.2583	Cortez Dr	Residential Lot	Trotwood City	4,044	\$2,000	
9	H33 01505 0026	.4029	Cortez Dr	Residential Lot	Trotwood City	4,815	\$2,000	
10	H33 10505 0027	.2944	Cortez Dr	Residential Lot	Trotwood City	4,237	\$2,000	
11	H33 01505 0028	.2944	Cortez Dr	Residential Lot	Trotwood City	4,237	\$2,000	
12	H33 01505 0029	.2835	Cortez Dr	Residential Lot	Trotwood City	4,179	\$2,000	
13	H33 01505 0031	.2835	Cortez Dr	Residential Lot	Trotwood City	4,179	\$2,000	
14	H33 01505 0034	.0689	Cortez Dr	Residential Lot	Trotwood City	1,301	\$1,000	
15	H33 02102 0178	18.037	Shiloh Springs Rd	Residential Land	Trotwood City	88,893	\$10,000	
16	H33 02112 0009	63.724	Wolf Rd	Ag Land	Trotwood City	305,946	\$35,000	
17	M60 03207 0023	37.098	Westbrook Rd	Ag Land	Clayton City	133,533	\$15,000	
18	H33 02101 0008	18.83	Shiloh Springs Rd	Golf Courses*	Trotwood City	166,293	\$17,000	Partial Tract
19	E20 01007 0018	3.723	Turner Rd	C -Vac Land	Harrison Twp	18,281	\$5,000	
20	M60 00301 0001	49.83	Diamond Mill Rd	Ag Land*	Clayton City	159,436	\$16,000	2 Bedroom SFR
21	M60 03101 0002	23.90	5972 W. National Rd	Ag Land	Clayton City	92,413	\$10,000	
22	M60 03101 0003	30.67	ST RT 40	Ag Land	Clayton City	114,501	\$12,000	

Summary of Terms: All Properties offered "AS-IS, WHERE-IS" with no representations or warranties, expressed, written or implied by the Plaintiff or Auctioneer. All Tracts offered separately and in any combination desired via the Multi-Par Auction Method. All sales are subject to the stated Court Ordered Minimum Bids. Combination bids must exceed the sum total of all minimum bids included in combination. Deposits, as listed, are required in the form of a cashier's check made to "The Clerk of the United States District Court for the Southern District of Ohio" at registration. Checks of all non-winning bidders will be returned immediately after the auction. Balance due within 45-days of auction. Buyer pays all closing costs. Plaintiff shall pay delinquent taxes only. Buyer will assume all current and future taxes. 2% Broker participation available to licensees representing properly registered, successful bidders. Announcements made auction day supersede all prior material. For complete terms, conditions, legal descriptions and Property Information Package, call Tim Lile, CAI-Auctioneer @ (877)294-BIDS(2437) or visit OhioSheriffSales.com.