

**OFFICE OF THE SHERIFF
FAIRFIELD COUNTY**

Dave Phalen, Sheriff



list updated 09.18.17 @ 12:42PM

All sales are pursuant to the provisions of the Ohio Revised Code 2329.15. Our Sheriff Sales are held every Friday morning at 11:00 a.m. (unless otherwise noted) in the Courthouse located at 210 E. Main Street, Lancaster, Ohio 43130. Properties are advertised for three consecutive weeks in the Thursday edition of the Lancaster Eagle Gazette Newspaper. This is your legal source of information. Withdrawal orders received by our office are updated as quickly as possible and are noted on our website. The withdrawals will also be read at the beginning of each auction. No employees of the Sheriff's Office or its affiliates have access to the inside of said property. Buyer beware and sold as is. Bidding will start at 2/3rds of the appraised value (unless we are court order to change it) All deposits are due at the time of bid, the day of the auction. You will also need to provide exactly how you want the deed prepared. We will accept cash or cashier's check (payable to yourself) and will have you endorse it over if you are the winning bidder. To access tax records, court cases, and deed information please go to the following link: www.co.fairfield.oh.us/

AUCTION DATE 09/18/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$59,280.00	17CV125	131 South Roosevelt Avenue	Lancaster	\$57,000.00	\$5,000.00
PLAINTIFF \$74,000.00	17CV197	2871 Lucks Avenue	Lancaster	\$111,000.00	\$5,000.00
PLAINTIFF \$80,600.00	17CV308	201 E Third Street	Sugar Grove	\$108,000.00	\$5,000.00
PLAINTIFF \$67,867.35	16CV453	1125 West Main Street	Lancaster	\$570,000.00	\$5,000.00

AUCTION DATE 08/04/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$78,000.00	12cv113	427 Fullers Circle	Pickerington	\$99,000.00	\$5,000.00
PLAINTIFF \$245,000.00	16cv135	622 Preston Trails Drive	Pickerington	\$276,000.00	\$10,000.00
PLAINTIFF \$95,000.00	15cv584	117 Tremont Drive	Baltimore	\$117,000.00	\$5,000.00
3RD PARTY \$220,000.00	17cv256	5450 Amanda Northern Road	Amanda	\$210,000.00	\$10,000.00
3RD PARTY \$320,100.00	17cv256	0 Amanda Northern Road	Amanda	\$300,000.00	\$10,000.00
3RD PARTY \$109,000.00	17cv009	2090 Crumley Road	Lancaster	\$159,000.00	\$5,000.00
PLAINTIFF \$38,000.00	17cv056	13620 Maple Road NE	Thurston	\$57,000.00	\$5,000.00

AUCTION DATE 07/28/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$142,000.00	16CV207	3135 Wheeling Road NE	Lancaster	\$168,000.00	\$5,000.00
PLAINTIFF \$78,000.00	17CV096	2349 Main Street	Thurston	\$117,000.00	\$5,000.00
PLAINTIFF \$54,000.00	17CV086	2121 Main Street	Thurston	\$81,000.00	\$5,000.00

AUCTION DATE 07/21/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$278,100.00	09CV1441	5760 Election House Road NW	Carroll	\$336,000.00	\$10,000.00
3RD PARTY \$170,100.00	16CV272	1040 Milford Drive	Pickerington	\$204,000.00	\$10,000.00

3RD PARTY \$214,050.00	17CV027	856 Umbleby Place	Pickerington	\$240,000.00	\$10,000.00
3RD PARTY \$106,100.00	16CV735	990 Hill Road North	Pickerington	\$141,000.00	\$5,000.00

AUCTION DATE 07/07/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$140,000.00	15CV606	125 Briarwood Court	Lancaster	\$165,000.00	\$5,000.00
PLAINTIFF \$84,000.00	16CV210	225 Park Street	Lancaster	\$126,000.00	\$5,000.00
PLAINTIFF \$140,000.00	15CV758	9015 Hoffman Road SW	Amanda	\$210,000.00	\$10,000.00
PLAINTIFF \$68,000.00	16CV184	11305 Marburger Road	Stoutsville	\$102,000.00	\$5,000.00
3RD PARTY \$205,100.00	15CV801	239 Rolling Acre Drive	Lithopolis	\$234,000.00	\$10,000.00
3RD PARTY \$54,100.00	16CV624	615 N Zane Avenue	Lancaster	\$81,000.00	\$5,000.00

AUCTION DATE 06/27/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$142,000.00	16CV347	7860 Pleasantville Road NE	Thornville	\$142,000.00	\$1,000.00
3RD PARTY \$570,000.00	16CV238	7770 Diley Road	Canal Winchester	\$600,000.00	\$10,000.00
3RD PARTY \$74,000.00	15CV521	1970 Montezuma Lane	Bremen	\$99,000.00	\$5,000.00
3RD PARTY \$257,500.00	15CV170	269 Linden Circle	Pickerington	\$291,000.00	\$10,000.00
3RD PARTY \$145,000.00	16CV137	7488 Mahaffey Drive	Pickerington	\$174,000.00	\$5,000.00
PLAINTIFF \$122,000.00	17CV008	2115 Stonewall Cemetery Road	Lancaster	\$168,000.00	\$5,000.00
PLAINTIFF \$50,000.00	17CV030	11954 Sixteenth Road SW	Stoutsville	\$75,000.00	\$5,000.00
PLAINTIFF \$102,486.00	15CV256	6315 Lithopolis Road	Carroll	\$120,000.00	\$5,000.00

AUCTION DATE 06/09/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$120,000.00	16CV630	3805 Savage Hill Road SE	Lancaster	\$180,000.00	\$5,000.00
PLAINTIFF \$60,000.00	16CV756	412 East Mulberry Street	Lancaster	\$90,000.00	\$5,000.00
PLAINTIFF \$42,000.00	16CV386	120 Hubbard Lane	Bremen	\$63,000.00	\$5,000.00
PLAINTIFF \$152,000.00	17CV040	723 Grandview Avenue	Lancaster	\$228,000.00	\$10,000.00
3RD PARTY \$174,000.00	16CV666	6373 Streams End Drive	Canal Winchester	\$198,000.00	\$5,000.00

AUCTION DATE 06/02/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$35,000.00	16CV658	1019 Second Street	Lancaster	\$69,000.00	\$5,000.00
3RD PARTY \$52,000.00	16CV436	1327 East Walnut Street	Lancaster	\$72,000.00	\$5,000.00
3RD PARTY \$155,000.00	16CV736	519 Rambling Brook Drive	Pickerington	\$171,000.00	\$5,000.00
PLAINTIFF \$116,670.00	16CV114	10120 Lithopolis Road NW	Canal Winchester	\$175,000.00	\$5,000.00
3RD PARTY \$118,250.00	17CV070	9662 Merry Lane	Pickerington	\$153,000.00	\$5,000.00
3RD PARTY \$90,000.00	16CV693	2767 Boving Road SW	Lancaster	\$135,000.00	\$5,000.00
3RD PARTY \$132,100.00	16CV475	9613 Taylor Court NW	Pickerington	\$171,000.00	\$5,000.00

AUCTION DATE 05/19/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$86,000.00	13CV393	13030 Laurel Road	Thornville	\$129,000.00	\$5,000.00
3RD PARTY \$175,500.00	16CV619	168 Patterson Street	Pickerington	\$198,000.00	\$5,000.00
NO BIDS	16CV658	1019 Second Street	Lancaster	\$69,000.00	\$5,000.00
PLAINTIFF \$46,000.00	16CV720	410 South Maple Street	Lancaster	\$69,000.00	\$5,000.00
PLAINTIFF \$48,000.00	16CV671	215 North Cedar Avenue	Lancaster	\$72,000.00	\$5,000.00

AUCTION DATE 05/05/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$40,800.00	16CV270	321 N Basil Street	Baltimore	\$60,000.00	\$1,000.00
PLAINTIFF \$74,000.00	16CV634	7612 Cincinnati Zanesville Road	Amanda	\$111,000.00	\$5,000.00
3RD PARTY \$210,000.00	16CV458	261 Linden Circle	Pickerington	\$246,000.00	\$10,000.00
3RD PARTY \$105,000.00	16CV426	1105 Green Meadow Avenue	Lancaster	\$141,000.00	\$5,000.00
PLAINTIFF \$58,290.00	16CV283	15 West Mulberry Street	Lancaster	\$87,000.00	\$5,000.00
3RD PARTY \$206,500.00	16CV732	122 Longleaf Street	Pickerington	\$216,000.00	\$10,000.00

AUCTION DATE 04/21/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$58,000.00	16CV507	722-24 Harrison Avenue	Lancaster	\$87,000.00	\$5,000.00
NO BIDS	16CV270	321 N Basil Street	Baltimore	\$60,000.00	\$1,000.00

AUCTION DATE 04/21/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$161,000.00	16CV591	2480 Long Bow Avenue	Lancaster	\$195,000.00	\$5,000.00
PLAINTIFF \$50,000.00	16CV164	9064 Broad Street	Amanda	\$75,000.00	\$5,000.00
PLAINTIFF \$24,000.00	16CV670	1400 Eaton Hollow Road	Lancaster	\$36,000.00	\$5,000.00

AUCTION DATE 04/07/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$104,000.00	15CV510	4500 Sheets Road NW	Lancaster	\$156,000.00	\$5,000.00
PLAINTIFF \$84,000.00	16CV638	1322 East Fair Avenue	Lancaster	\$126,000.00	\$5,000.00
3RD PARTY \$226,000.00	16CV700	8949 Hickory View Street	Canal Winchester	\$285,000.00	\$10,000.00

AUCTION DATE 03/31/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$93,000.00	16CV425	53 Canal Street	Carroll	\$120,000.00	\$5,000.00
3RD PARTY \$125,000.00	14CV767	9569 Shalemar Drive	Pickerington	\$186,000.00	\$5,000.00
PLAINTIFF \$70,000.00	16CV302	9052 Broadway Street SW	Stoutsville	\$105,000.00	\$5,000.00
PLAINTIFF \$48,000.00	16CV503	100 South Thomas Avenue	Lancaster	\$72,000.00	\$5,000.00
PLAINTIFF \$38,000.00	16CV683	1121 E Walnut Street	Lancaster	\$57,000.00	\$5,000.00

AUCTION DATE 03/17/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$60,000.00	16CV323	302 Harrison Ave / 759 Mulberry	Lancaster	\$90,000.00	\$5,000.00
PLAINTIFF \$56,000.00	15CV141	701 Mithoff Drive	Lancaster	\$84,000.00	\$5,000.00
3RD PARTY \$106,500.00	16CV447	6760 Hopewell Church Road SW	Lancaster	\$159,000.00	\$5,000.00
PLAINTIFF \$56,000.00	16CV629	551 West Sixth Avenue	Lancaster	\$84,000.00	\$5,000.00
3RD PARTY \$192,100.00	16CV402	12931 Pacer Drive	Pickerington	\$225,000.00	\$10,000.00
PLAINTIFF \$7,000.00	16CV627	726 West Hubert Avenue	Lancaster	\$78,000.00	\$5,000.00

AUCTION DATE 03/10/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$114,000.00	13CV260	11030 Marcy Road	Canal Winchester	\$171,000.00	\$5,000.00
PLAINTIFF \$280,000.00	16CV353	1292 NW Chester Way	Canal Winchester	\$420,000.00	\$10,000.00
PLAINTIFF \$58,000.00	16CV593	856 South Broad Street	Lancaster	\$87,000.00	\$5,000.00
3RD PARTY \$136,000.00	16CV407	2645 Prairie Grass Avenue	Lancaster	\$171,000.00	\$5,000.00
NO BIDS	16CV627	726 West Hubert Avenue	Lancaster	\$78,000.00	\$5,000.00
PLAINTIFF \$54,000.00	16CV642	821 North Broad Street	Lancaster	\$81,000.00	\$5,000.00
PLAINTIFF \$80,500.00	15CV750	408 East Mulberry Street	Lancaster	\$75,000.00	\$5,000.00

AUCTION DATE 02/24/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$135,000.00	16CV266	2846 Ambarwent Road	Reynoldsburg	\$168,000.00	\$5,000.00
3RD PARTY \$76,100.00	15CV387	140 Willow Run Drive	Pickerington	\$114,000.00	\$5,000.00
PLAINTIFF \$68,340.00	16CV603	438 East Fifth Avenue	Lancaster	\$102,000.00	\$5,000.00
PLAINTIFF \$54,000.00	16CV254	1541 Griffith Street	Lancaster	\$81,000.00	\$5,000.00
3RD PARTY \$300,000.00	16CV541	7709 Allen Road NW	Canal Winchester	\$390,000.00	\$10,000.00
PLAINTIFF \$99,000.00	16CV532	510 Barr Drive SW	Lancaster	\$141,000.00	\$5,000.00
3RD PARTY \$177,500.00	16CV362	604 Brevard Circle	Pickerington	\$237,000.00	\$10,000.00
3RD PARTY \$84,000.00	15CV562	116 Arney Avenue	Lancaster	\$126,000.00	\$5,000.00

AUCTION DATE 02/17/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
3RD PARTY \$174,000.00	16CV418	699 North Starr Drive	Pickerington	\$186,000.00	\$5,000.00
PLAINTIFF \$50,000.00	15CV586	210 Foster Street	Pleasantville	\$75,000.00	\$5,000.00
3RD PARTY \$162,000.00	16CV113	11321 Huntington Way	Pickerington	\$210,000.00	\$10,000.00
3RD PARTY \$171,000.00	16CV459	998 Inverness Glen	Pickerington	\$225,000.00	\$10,000.00
3RD PARTY \$102,000.00	16CV470	1369 Fredrick Street	Lancaster	\$138,000.00	\$5,000.00

AUCTION DATE 02/10/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
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3RD PARTY \$50.00	16CV419	10947 Graffis Road	Bremen	\$30,000.00	\$5,000.00
3RD PARTY \$120,000.00	16CV233	7282 Aplin Drive	Reynoldsburg	\$147,000.00	\$5,000.00
3RD PARTY \$160,000.00	15CV559	3535 Farmstead Drive	Pickerington	\$210,000.00	\$10,000.00

AUCTION DATE 01/20/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$136,000.00	15CV305	2054 Hamburg Road SW	Lancaster	\$204,000.00	\$10,000.00
NO BIDS	16CV001	400 Willow Run Drive	Pickerington	\$168,000.00	\$5,000.00
3RD PARTY \$164,000.00	16CV592	11774 Springcreek Drive	Pickerington	\$222,000.00	\$10,000.00
3RD PARTY \$134,000.00	16CV622	1725 Fern Train Drive	Lancaster	\$201,000.00	\$10,000.00
NO BIDS	16CV419	10947 Graffis Road	Bremen	\$30,000.00	\$5,000.00
3RD PARTY \$118,000.00	16CV552	1215 Green Meadows Avenue	Lancaster	\$156,000.00	\$5,000.00
3RD PARTY \$121,000.00	15CV370	1115 Overlook Court	Pickerington	\$162,000.00	\$5,000.00

AUCTION DATE 01/13/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
PLAINTIFF \$88,000.00	13CV735	460 West Columbus Street	Pickerington	\$132,000.00	\$5,000.00
PLAINTIFF \$72,000.00	16CV170	1272 East Allen Street	Lancaster	\$108,000.00	\$5,000.00
3RD PARTY \$130,000.00	16CV137	7488 Mahaffey Drive	Pickerington	\$174,000.00	\$5,000.00
PLAINTIFF \$64,000.00	16CV249	561 East Chestnut Street	Lancaster	\$96,000.00	\$5,000.00
PLAINTIFF \$58,000.00	16CV387	118 Thomas Avenue	Lancaster	\$87,000.00	\$5,000.00
PLAINTIFF \$43,215.00	16CV461	306 Halderman Street	Amanda	\$69,000.00	\$5,000.00

AUCTION DATE 01/06/17

Results	Case#	Address	City	Appraised Amt.	Deposit Day of Sale
NO BIDS	16CV270	321 North Basil Street	Baltimore	\$69,000.00	\$1,000.00
PLAINTIFF \$58,000.00	15CV715	550 Fort Street	Bremen	\$87,000.00	\$5,000.00
PLAINTIFF \$51,500.00	15CV277	328 North High Street	Lancaster	\$117,000.00	\$5,000.00 **per court order bidding will begin at \$30,613.00
PLAINTIFF \$145,000.00	14CV219	3203 Cottonwood Court NE	Millersport	\$210,000.00	\$10,000.00
PLAINTIFF \$48,000.00	11CV1248	2030 Hamburg Rod SW	Lancaster	\$72,000.00	\$5,000.00
PLAINTIFF \$70,000.00	16CV244	532 Amanda Northern Road NW	Lancaster	\$105,000.00	\$5,000.00
PLAINTIFF \$80,000.00	13CV325	213 Maple Street	Sugar Grove	\$120,000.00	\$5,000.00
PLAINTIFF \$76,000.00	16CV240	13775 Rosewood Road NE and Vacant Land	Thornville	\$114,000.00	\$5,000.00
NO BIDS	16CV461	306 Halderman Street	Amanda	\$69,000.00	\$5,000.00
3RD PARTY \$142,000.00	16CV314	4500 Winchester South	Circleville	\$210,000.00	\$10,000.00
3RD PARTY \$198,000.00	16CV333	769 Manchester Court	Pickerington	\$297,000.00	\$10,000.00