

**On-line Sheriff's Sale of Real Estate
Revised Code, Sec. 2329.26**

**State of Ohio, HENRY County
Case No. 25CR0098**

**SOUTHWEST STAGE FUNDING LLC DBA CASCADE FINANCIAL
SERVICES**

Plaintiff,

vs.

TONY FERRELL, ET AL

Defendant.

In pursuance of an Order of Sale dated 01/27/26, in the above-entitled action, the following real estate will be offered for sale on-line at <https://henry.sheriffsaleauction.ohio.gov>, on the 04/07/26, at 10:00 a.m., the following described real estate, situated in the State of Ohio, County of Henry, and in the Ridgeville Twp to wit:

Parcel # 01-200016.0500

Said premises known as 23592 CO RD U, ARCHBOLD, OH 43502

The complete legal description of this property can be obtained at the Henry County Auditor's Office.

Said premises appraised at \$90000.00 and is being sold for no less than two-thirds the appraised value. Purchaser shall be responsible for any mortgage balance not covered by winning bid. NOTICE: No employees of the Sheriff's Office nor any of its affiliates have access to the inside of said property. Buyer beware, sold as is. The purchaser shall be responsible for costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. If the property is not sold at the above noted sale date it will be offered for a second on-line auction on 04/21/26, at the same time and site as noted above.

All bidders must be registered with RealAuction for online bidding at: <https://henry.sheriffsaleauction.ohio.gov>. Registration and deposits must be completed at least one week before the sale date.

Neither the Sheriff's Office nor the appraisers are responsible for the condition of the property at the time the purchaser takes possession. The appraisal of this property is completed without an interior inspection.

TERMS OF SALE: The on-line deposit for all third party purchasers is as follows and must be made at RealAuction prior to the time of sale. The balance is due to the Sheriff's Office within 30 days of confirmation of sale and before the deed is delivered:

If appraised value of the property is:

Less than or equal to \$10,000 = \$2,000 deposit required

Greater than \$10,000 and less than or equal to \$200,000 = \$5,000 deposit required

Greater than \$200,000 = \$10,000 deposit required

Marc Ruskey, Sheriff

Henry County, Ohio

www.henrycountysheriff.com

Attorney: DEMERS, DAVID - 614-939-0930

Run Dates: 03/17/26, 03/24/26, 03/31/26