

## NOTICE OF SALE OF REAL PROPERTY

The Zanesville Community Improvement Corporation, Inc., pursuant to Zanesville City Council Ordinance #19-014, adopted March 26, 2019, offers for sale by sealed bids, the real property located at 450 Wayne Avenue, Zanesville, OH 43701, Auditor's Tax Parcel #81-50-99-08-000. The property shall be sold to the highest and/or best bidder. The Zanesville Community Improvement Corporation reserves the right to reject any and all bids.

If necessary, the successful bidder will be responsible for obtaining and paying for a new survey before title transfer. The buyer shall also be responsible for real estate taxes and assessments not yet due and payable, plus recording and conveyance fees, and other costs of closing and transfer.

**PROPERTY SOLD "AS IS"**. THE PROPERTY SHALL BE SOLD AND CONVEYED BY SELLER AND ACCEPTED BY BUYER IN "AS IS" CONDITION WITHOUT ANY WARRANTY OR REPRESENTATION WHATSOEVER ON THE PART OF SELLER, EXPRESS OR IMPLIED, AS TO THE TITLE OF THE PROPERTY, AND THE PROPERTY'S CONDITION, CLASSIFICATION, PAST OR PRESENT USE, OR MERCHANTABILITY, FITNESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE, USE, DESIGN, CONSTRUCTION OR DEVELOPMENT, INCLUDING WITHOUT LIMITATION ANY WARRANTY OR REPRESENTATION AS TO SURFACE OR SUBSURFACE CONDITION, ZONING, OR THE SUFFICIENCY, ACCESSIBILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE OF THE PROPERTY, IT BEING AGREED THAT, EXCEPT AS OTHERWISE EXPRESSLY STATED AND SET FORTH IN THIS AGREEMENT, ALL SUCH RISKS ARE TO BE BORNE BY PURCHASER AND THAT PURCHASER IS RELYING SOLELY ON ITS OWN INSPECTION AND INVESTIGATION OF THE PROPERTY WITH RESPECT THERETO AND NOT ON ANY STATEMENT, ORAL OR WRITTEN REPRESENTATION OR WARRANTY MADE BY SELLER OR ANYONE ACTING OR CLAIMING TO ACT ON BEHALF OF SELLER. AFTER THE DATE OF TRANSFER, SELLER HOLDS THE CITY HARMLESS FOR ANY AND ALL CLAIMS RELATED TO THE PROPERTY. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LIENS AND ENCUMBRANCES.

Sealed bids will be accepted by the Zanesville Community Improvement Corporation, 401 Market Street, Room 203, Zanesville, Ohio 43701 until February 24, 2020 at 12:05 p.m., and then at 12:05 p.m. at said office publicly and read aloud. The envelopes containing the bids must be sealed, addressed to Zanesville Community Improvement Corporation at 401 Market Street, Zanesville, Ohio 43701 and designated as bid for Parcel #81-50-99-08-000.