Private Selling Officer - Notice of Sale

To be sold by Order of the Common Pleas Court of Hamilton County Ohio, Case No. A1704549.

Cincinnati Federal, Plaintiff vs. Mary K. Stroud, *et al*., Defendants.

Private Selling Officer will offer at public sale on Monday, August 27, 2018 at 10 o’clock A.M. at 5254 Ridge Ave. Cincinnati, Ohio 45213 the following described real estate:

Situate, lying and being in Section 15, Town 2 , Fractional Range 2, of the Miami Purchase, Green Township, Hamilton County, Ohio, and being the north one-half of Lot Number 26 of W.W. Cones Addition to Cheviot as recorded in Deed Book 145, pages 36 and 37 of said Records. The premises hereby conveyed fronting 50 feet on the west side of Washington Avenue and extending back westwardly between parallel lines 230 3/12 feet.

Property Address: 3997 Washington Avenue, Cincinnati, OH, 45211, Hamilton County

Parcel ID: 551-0002-0001-00

Terms of Sale: Property will be sold to the highest bidder of at least $26,000.00, which is two thirds of the sheriff’s $39,000.00 appraisal, plus a ten percent (10%) buyer’s premium. IF SAID PROPERTY DOES NOT RECEIVE A SUFFICIENT BID, IT WILL BE OFFERED FOR SALE A SECOND TIME, WITH NO MINIMUM BID, ON September 10, 2018 AT 10 O’CLOCK A.M. AT 5254 RIDGE AVENUE, CINCINNATI, OH 45213. Deposit of $5,000 shall be wired, by the Purchaser, to RB Title Agency, LLC no later than 2 o’clock P.M. EST the day following auction end. Balance of the full purchase price, including 10% buyer’s premium, shall be wire transferred to RB Title Agency, LLC no later than thirty (30) days following the confirmation of sale. The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.