

Private Selling Officer - Notice of Sale

To be sold by Order of the Common Pleas Court of Clermont County Ohio, Case No. 2018 CVE 00402.

Watch Hill Bank, Plaintiff vs. Allen G. Nedeau, *et al.*, Defendants.

Private Selling Officer will offer at public sale on Monday, November 12, 2018 at 2 o'clock P.M. at 593 Sonny Lane, Cincinnati, OH 45244 the following described real estate:

Situated in the County of Clermont, In the State of Ohio and in the Township of Union, the following described real estate, to-wit;

Being lot No. Three (3) of Mt. Forest Subdivision #1, Union Township, Clermont County, Ohio, as the same is recorded in Plat Book J, page 26 of the Plat Records of Clermont County, Ohio.

Subject to easements, conditions and restrictions of record.

Being the same premises conveyed to Janet E. Nedeau by deed recorded in Deed Book 626, page 837 of the Deed Records of Clermont County, Ohio and also by Deed recorded In Deed Book 369, page 210 of the Deed Records of Clermont County, Ohio.

Property Address: 593 Sonny Lane, Cincinnati, OH 45244 – Union Township, Clermont County, OH
Parcel ID: 414143.003.

Terms of Sale: Property will be sold to the highest bidder of at least \$93,333.34, which is two thirds of the sheriff's \$140,000 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 November 26, 2018 AT 2 O'CLOCK P.M. AT 593 SONNY LANE, CINCINNATI, OH 45244. Deposit of \$5,000 shall be wired, by the Purchaser, to Safe Title Co. 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 Safe Title Co. 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.