

## **PRIVATE SELLING OFFICER FORECLOSURE AUCTION - NOTICE OF SALE**

In the Common Pleas Court of Butler County Ohio, Case No. CV 2018 08 1733

North Side Bank and Trust Co., Plaintiff vs. Tammy Coleman aka Tammy Novakov, *et al.*, Defendants.

5042 Denison Drive, Fairfield, OH 45014, Butler County, Ohio

Private Selling Officer will sell such real property online at [www.OhioForeclosures.com](http://www.OhioForeclosures.com), to the highest bidder of at least \$97,000, which is two thirds of the sheriff's \$145,500.00 appraisal, plus a ten percent (10%) buyer's premium added to the high bid, for the property located at 5042 Denison Drive, Fairfield, OH 45014. The sale will begin at least seven (7) days prior to the sale end date of August 14, 2019 at 3:00PM EST. If said property does not receive a sufficient bid, it will be offered for sale, with the same minimum bid, under the same terms and conditions, and on the same website of the first sale, beginning August 20, 2019 and ending August 27, 2019 at 3:00PM EST. Deposit of \$5,000.00 shall be wire transferred, by the Purchaser, to Safe Title Co. no later than 2:00PM 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. Full legal description and other details available at [www.OhioForeclosures.com](http://www.OhioForeclosures.com).