

Private Selling Officer - Notice of Sale

To be sold by Order of the Common Pleas Court of Hamilton County Ohio, Case No. A1900957.

NAR Solutions, Inc., fka Nebraska Alliance Realty Company, Plaintiff vs. Beverly J. Smith, *et al.*, Defendants.

Private Selling Officer will offer at public sale on Saturday, March 6, 2021 at 3:00 P.M. at 5254 Ridge Ave. Cincinnati, Ohio 45213 the following described real estate:

Situated in the City of Blue Ash, County of Hamilton and State of Ohio:

Situates in Section 10, Entire Range 1, Miami Purchase, Sycamore Township, City of Blue Ash, Hamilton County, Ohio, and being Lot No. 34 of Kensington Heights Subdivision, Block 'C', Part 1, as recorded in Plat Book 240, Page 89, of Hamilton County, Ohio records. Subject to the ten foot easement to The Cincinnati Gas & Electric Company and Cincinnati Bell, Inc. and the sewer Easements, as shown in the said subdivision plat, and to the notation that no driveway or driveway approach within the road right of way shall be installed closer than two feet from the inlet, utility pole or guy wire anchor, or closer than five feet from any fire hydrant. Reserving unto the Grantor, its successors and assigns, a five foot easement adjoining the ten foot easement to The Cincinnati Gas & Electric Company and Cincinnati Bell, Inc. at the front line of said lot for an underground cable television service line. Subject to the restriction that no fence other than a post and rail fence may be installed on the premises and no closer to the street line thereof than the front line of the residence located on the premises.

Property Address: 10096 Crosier Lane, Blue Ash, OH 45242

Parcel ID: 612-0131-0183-00

Terms of Sale: Property will be sold to the highest bidder of at least \$52,614.21, 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 THE SAME TERMS AND CONDITIONS AS THE FIRST SALE, ON March 15, 2021 AT 9:30 A.M. AT 5254 Ridge Ave., Cincinnati, OH 45213. \$5,000 cashier's check MUST be presented at the time of auction to be eligible to bid. Balance of the full purchase price, including 10% buyer's premium, shall be wire transferred to Standard Title 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.