

Private Selling Officer - Notice of Sale

To be sold by Order of the Common Pleas Court of Hamilton County Ohio, Case No. A1901767.

NAR Solutions, Inc., fka Nebraska Alliance Realty Co., Plaintiff vs. Katherine Bandoroff, *et al.*, Defendants.

Private Selling Officer will offer at public sale on Monday, March 8, 2021 at 11:30 A.M. at 5254 Ridge Ave. Cincinnati, Ohio 45213 the following described real estate:

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

Situate in the City of Cincinnati, Hamilton County, Ohio, in Section 26, Township 4, Fractional Range 2, Miami Purchase and being known, numbered and designated as part of Lot Thirty-three (33) on the plat of Kilgour's Subdivision of Mt. Lookout, as per plat thereof recorded in Plat Book 4, Page 86, Hamilton County, Ohio Records. The part of said Lot 33 hereby conveyed being more particularly described as follows:

Beginning at a point in the east line of Grace Avenue in said City, which point is 85.19 feet northwardly from Griest Avenue, measured along said east line of Grace Avenue; thence running northwardly along the east line of Grace Avenue, 37.50 feet to a point; thence running eastwardly parallel to the north line of said Lot 33, above mentioned, a distance of 150 feet to a point; thence running southwardly parallel to Grace Avenue, a distance of 37.50 feet to a point; thence running westwardly parallel to the north line of said Lot 33, above mentioned, a distance of 150 feet to a point in the east line of Grace Avenue, the place of beginning.

Be the same, more or less, excepting therefrom, easements and restrictions of record; oil and gas leases of record; rights of way; zoning ordinances; taxes and special assessments; and, subject to all legal highways,

Property Address: 1308 Grace Avenue, Cincinnati, OH 45208  
Parcel ID: 043-0003-0072-00

Terms of Sale: Property will be sold to the highest bidder of at least \$57,568.91, 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 29, 2021 AT 10:00 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.