

Private Selling Officer - Notice of Sale

To be sold by Order of the Common Pleas Court of Hamilton County Ohio, Case No. A1901802.

NAR Solutions, Inc., fka Nebraska Alliance Realty Company, Plaintiff vs. John Doe and/or Jane Doe, Real Name(s) Unknown, The Successor Trustee(s) of the Gary A. Holt Revocable Trust Dated October 13, 2005, *et al.*, Defendants.

Private Selling Officer will offer at public sale on Monday March 8, 2021 at 12:00 P.M. at 5254 Ridge Ave. Cincinnati, Ohio 45213 the following described real estate:

Situated in Section 22, Township 4, Fractional Range 2, Miami Purchase; being a part of Lot 9 of Gilmore & Brotherton's Subdivision, as recorded in Plat Book 2, Page 20, Hamilton County, Ohio Records; Beginning at a point located as follows:

Commencing at the intersection of the southeasterly line of Madison Road with the west line of said Section 22;

Thence N. 48 deg. 3' E. along the southeasterly line of Madison Road, three hundred and eighty-six and 74/100 feet;

Thence S. 88 deg. 51' E. two hundred and sixty-two and 75/100;

Thence S. 0 deg. 5' W, parallel with the west line of said Section, two hundred and sixty feet;

Thence S. 88 deg. 51' E. one hundred and sixteen and 63/100 feet;

Thence N. 87 deg. 54' E. thirty-six and 48/100 feet;

Thence N. 81 deg. 16' E. thirty-seven and 97/100 feet;

Thence N. 74 deg. 29 ½' E. thirty-seven and 97/100 feet;

Thence N. 67 deg. 43 ½' E. thirty-seven 97/100 feet;

Thence N. 61 deg. 5 ½' E. thirty-six and 48/100 feet to a point of beginning for this conveyance.

Thence from said beginning point, along a line curving to the left and having a radius of three hundred and twenty-one and 64/100 feet, a distance of eighteen and 93/100 feet, the chord of said arc bearing N. 56 deg. 9' E. eighteen and 92/100 feet;

Thence tangent to the above curve, N. 54 deg. 28' E. ten feet;

Thence along a line curving to the right and having a radius of two hundred and seventy-seven and 74/100 feet, a distance of ten and 57/ feet;

Thence S. 33 deg. 31' E. one hundred and forty-one and 51/100 fette;

Thence S. 78 deg. 51' W. tweney-nine feet;

Thence S. 73 deg. 39' W. sixteen and 50/100 feet;

Thence N. 32 deg. 5 ½' W. one hundred and twenty-five feet to the place of beginning,

Together with a permanent right of way and across a forty strip of land known as Harrow Avenue, a forty foot strip of land known as Orkney Avenue and a forty foot strip of land known as Madison Park Avenue, and abutting thereon for street purposes and for the use and enjoyment of water, gas, sewer, telephone and electric light thereon; the said easement to continue until such time as said strips of ground be dedicated as public street to the City of Cincinnati, Ohio.

Property Address: 3527 Harrow Avenue, Cincinnati, OH 45209

Parcel ID: 051-0002-0040-00

Terms of Sale: Property will be sold to the highest bidder of at least \$39,464.20, 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 10:30 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.