

Private Selling Officer - Notice of Sale

To be sold by Order of the Common Pleas Court of Hamilton County Ohio, Case No. A1901488.

NAR Solutions, Inc., fka Nebraska Alliance Realty Company, Plaintiff vs. Anita Schumacher, *et al.*, Defendants.

Private Selling Officer will offer at public sale on Monday, March 8, 2021 at 10:30 A.M. at 5254 Ridge Ave. Cincinnati, Ohio 45213 the following described real estate:

Situated in County of Hamilton, State of:

Lying and being in Section 21, Town 2, Fractional Range, Green Township, Hamilton County, Ohio , and being more particularly described as follows:

Beginning at the Southeast corner of Lot 367 of Cheviot Heights Subdivision, as the same is recorded in Plat Book 29, Page 10 of the Hamilton County Recorder's Records;

Thence South 1 deg. 33' West, 93.47 feet to the place of beginning for this conveyance;

Thence from said beginning point, South 1 deg. 33' West, 47.01 feet;

Thence North 89 deg. 16' West, 196.31 feet to the east line of Lakewood Road;

Thence North 0 deg. 44' East along the east line of Lakewood Road, 47 feet;

Thence South 89 deg. 16' East, 196.98 feet to the place of beginning.

Property Address: 3618 Lakewood Drive, Cincinnati, OH 45248, Green Twp.
Parcel ID: 550-0172-0256-00

Terms of Sale: Property will be sold to the highest bidder of at least \$24,069.23, 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 22, 2021 AT 11:00 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.