

Private Selling Officer - Notice of Sale

To be sold by Order of the Common Pleas Court of Hamilton County Ohio, Case No. A1900919.

NAR Solutions, Inc., fka Nebraska Alliance Realty Company, Plaintiff vs. Sharon K. Rudd, *et al.*, Defendants.

Private Selling Officer will offer at public sale on Monday, March 8, 2021 at 11:00 A.M. at 5254 Ridge Ave. Cincinnati, Ohio 45213 the following described real estate:

Situated in Township of Anderson, County of Hamilton and in the State of Ohio: Situate in Military Survey No. 2204, Anderson Township and being part of Certificate of Title No. 1754 originally registered in Book 1, Page 194, Registered Land Records, Hamilton County, Ohio and being more particularly described as follows: Beginning at a cross notch in the old center line of Beechmont Avenue (Ohio Pike) at the Southwest corner of Certificate No. 1754, said beginning point being 5.84 feet South of the North edge of the pavement as now improved: thence North 11 deg. 49' East along the West line of Certificate No. 1754, 825.08 feet to a point; thence South 78 deg. 11' East 167.63 feet to a point in the East line of a proposed street to be known as 'Redfield Place'; said point being the real beginning point of this conveyance; thence South 78 deg. 11 East 110.37 feet to a point in the East line of Certificate No. 1754; thence along said East line North 11 deg. 49' East 67.25 feet to a point; thence South 86 deg. 49' West 103.90 feet to a point; thence in a Southerly direction on a curve to the right, having a radius of 40 feet, a distance of 7.73 feet to the place of beginning.

Property Address: 2784 Redfield Place, Cincinnati, OH 45230  
Parcel ID: 003-005-0021-00

Terms of Sale: Property will be sold to the highest bidder of at least \$30,100.34, 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 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.