

PRIVATE SELLING OFFICER FORECLOSURE AUCTION - NOTICE OF SALE

In the Common Pleas Court of Summit County Ohio, Case No. CV-2023-04-1377

U.S. Bank Trust Company, National Association, As Trustee for Velocity Commercial Capital Loan Trust 2022-3, Plaintiff vs. HOW TO GET FLIPPING RICH, LLC, *et al.*, Defendants.

877 Frederick Blvd., Akron, OH 44320, Parcel No. 6816118/030121504010000, Summit County, Ohio

Private Selling Officer will sell such real property online at www.OhioForeclosures.com, to the highest bidder of at least \$68,000.00, which is two thirds of the sheriff's \$102,000.00 appraisal, plus a ten percent (10%) buyer's premium added to the high bid, for the property located 877 Frederick Blvd., Akron, OH 44320. The sale will begin at least seven (7) days prior to the sale end date of February 28, 2024. If said property does not receive a sufficient bid, it will be offered for sale, with no minimum bid, and on the same website of the first sale, beginning at least seven (7) days prior to the second sale end date of March 13, 2024. Deposit of \$5,000.00 shall be wire transferred, by the purchaser, to Standard Title no later than 2:00PM EST the day following auction end. Balance of the full purchase price, including 10% buyer's premium, shall be wire transferred to Standard Title Co. 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.** Full legal description and other details available at www.OhioForeclosures.com.