

PRIVATE SELLING OFFICER FORECLOSURE AUCTION - NOTICE OF SALE

In the Common Pleas Court of Butler County Ohio, Case No. CV 2023 11 2350

Greenspring Capital Management, LLC, not in its individual capacity, but solely as administrator of RMH 2023-1 Trust, Plaintiff vs. Unknown Spouse, Heirs, Devisees, Designees, Assignees, Executors, and Administrators of Rosalyn A. Fortner, Deceased, *et al.*, Defendants.

919 Doris Jane Ave., Fairfield, OH 45014, Parcel No. A0700-038-000-069, Butler County, Ohio

Private Selling Officer will sell such real property online at www.ForeclosureAuctions.com, to the highest bidder of at least \$115,200.00, which is two thirds of the auditor's value of \$172,800.00, plus a ten percent (10%) buyer's premium added to the high bid, for the property located at 919 Doris Jane Ave., Fairfield, OH 45014. The sale will begin at least seven (7) days prior to the sale end date of August 1, 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 August 15, 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.ForeclosureAuctions.com.